Karen Johnson Davidson County
Batch# 834015 DEEDWARRSP
04/04/2022 02:53:30 PM 7 pgs
Fees: $38.00 Taxes: $1,160.41
20220404-0038894

SPACE ABOVE THIS LINE FOR RECORDER'S USE

PREPARED BY/RETURN TO:
BCHH, Inc. c/o Ashley Resko, Esq.
181 Montour Run Rd
Coraopolis, PA 15108
412-453-7430, aresko@bchhinc.com

MAIL TAX STATEMENTS TO:
AMNL ASSET COMPANY 2 LLC
5001 Plaza on the Lake
Suite 200
Austin, TX 78746

NEW PROPERTY OWNER NAME AND MAILING ADDRESS:
AMNL ASSET COMPANY 2 LLC
5001 Plaza on the Lake
Suite 200
Austin, TX 78746

SPECIAL WARRANTY DEED

THIS DEED, made to be effective as of the 25th day of March, 2022, is made and entered into by and between **ARVM 5, LLC**, whose tax mailing address is *5001 Plaza on the Lake, Suite 200, Austin, TX 78746* ("*Grantor*"), and **AMNL ASSET COMPANY 2 LLC**, whose tax mailing address is *5001 Plaza on the Lake, Suite 200, Austin, TX 78746* ("*Grantee*").

GRANTOR, for and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants and conveys, with covenants of special warranty, unto Grantee, the following real property lying and being in the County of Davidson, in the State of Tennessee, to-wit:

[See attached Exhibit "A" – Legal Description(s)]

GRANTOR makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

SUBJECT TO all legal highways; zoning, building and other laws, ordinances and regulations; real estate taxes and assessments not yet due and payable; rights of tenants in possession; and the Permitted Exceptions identified on Exhibit "B" attached hereto.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of Grantor, either in law or equity, to the only proper use, benefit and behalf of Grantee forever.

GRANTOR will warrant and defend against all lawful claims of all persons claiming by, through or under Grantor, and no others.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

EXECUTED by the undersigned this 22 day of March, 2022.

GRANTOR:

ARVM 5, LLC

By: Main Street Renewal LLC
Its: Authorized Signor

By: _____
Alyssia Ventura
Its: Authorized Signor

STATE OF TEXAS §
§
COUNTY OF WILLIAMSON §

The foregoing instrument was acknowledged before me this 22 day of March, 2022, by Alyssia Ventura, as Authorized Signor of Main Street Renewal LLC, the Authorized Signor of ARVM 5, LLC, who [ ] is personally known to me, or [X] has produced TEXAS DRIVER'S LICENSE as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

MICHELLE LEWIS
Notary Public, State of Texas
Comm. Expires 09-01-2025
Notary ID 131267092

_____
Official/Notarial Seal

_____
Signature of Notary Public

My Commission Expires: 9/1/2025

OATH OF VALUE

I hereby swear or affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is * ~~310000~~, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. * $ 313,623.06 (MK)

AFFIANT:

AMNL ASSET COMPANY 2 LLC

By: Main Street Renewal LLC
Its: Authorized Signor

By: [signature]
MIKE KRIVOSKI
Its: AGENT

STATE OF Pennsylvania §
§
COUNTY OF Allegheny §

The foregoing instrument was acknowledged before me this 22ND day of March, 2022, by Mike Krivoski, as Agent of Main Street Renewal LLC, the Authorized Signor of **AMNL ASSET COMPANY 2 LLC**, who ☐ ~~is~~ personally known to me, or ☐ has produced _____, as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Commonwealth of Pennsylvania – Notary Seal
Heather L. Revay, Notary Public
Allegheny County
My Commission Expires April 11, 2022
Commission Number 1331166

[signature]
Signature of Notary Public

My Commission Expires: 4-11-2022

_____
Official/Notarial Seal

Exhibit "A"
Legal Description(s)

TRACT 1:

Lot No. 5, Old Matthews Road Subdivision recorded in Instrument No. 200109130099804, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Grantor by deed recorded 07/07/2021 at Instrument 20210707-0091575 in said Register's Office.

COMMONLY KNOWN AS:	2544 Old Matthews Rd, Nashville, TN 37207
PARCEL ID:	060 13 0 212.00
TITLE FILE NO:	SRNYL-12TN0004

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 1 (2544 OLD MATTHEWS RD, NASHVILLE, TN 37207) ONLY:

(1) Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Old Matthews Road Subdivision, as recorded in Instrument No. 20010913-0099804.

(2) Easement for Right of Way, recorded in Book 4266, Page 954.

Tennessee Certification of Electronic Document

I, Lloyd E Jones Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 3/25/2022 (date of document).

Affiant Signature

3 / 25 / 2022
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 25th day of March, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 4/2/2025

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
MIKE A KRIVOSKI - Notary Public
Allegheny County
My Commission Expires April 2, 2025
Commission Number 1391157