This Instrument Prepared by and Return to:
**Bell & Alexander Title Services, Inc.**
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

**STATE OF TENNESSEE**
**COUNTY OF** Shelby

Actual consideration or value, whichever is greater is $375,000.00.

Affiant

Subscribed and sworn before me this the 11th day of April, 2022.

Notary Public
My commission expires:

ARIAN FLEMING
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMMISSION EXPIRES: JUNE 2, 2025

Karen Johnson Davidson County
Batch# 845198 DEEDWARR
04/25/2022 02:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20220425-0047401

# WARRANTY DEED

| Address of New Owner: | Send Tax Bill to: | Tax Information: |
|---|---|---|
| ARVM 5, LLC<br>5001 Plaza On The Lake, #200<br>Austin, TX 78746 | New Owner | 026-07-0 107.00 |

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JESSICA BIEN FKA JESSICA PLOTTS, A MARRIED WOMAN,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **ARVM 5, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, Being Lot No. 185 on the Plan of Windsor Green, Phase II, Section I, as of record in Book 6250, page 988 and 989; corrected in Book 7205, page 890, in the Davidson County, Register's Office, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jessica Plotts, by deed dated 06/02/2020, from Blake J. Lutz and Dunia T. Lutz, husband and wife, of record in Instrument No. 20200611-0060150, Register's Office for said County. Jacob Bien is joining in this conveyance to convey any marital interest he may have in the said property.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 103 Brenton Ct, Goodlettsville, TN 37072.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 11th day of April, 2022.

Jessica Bien FKA Jessica Plotts

Jessica Bien FKA Jessica Plotts

Jacob Bien

**STATE OF TENNESSEE**
**COUNTY OF** Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jessica Bien and Jacob Bien, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.
FKA Jessica Plotts

Witness my hand and official seal this 11th day of April, 2022.

My commission expires: 5-21-2024

Notary Public

JUSTIN MOONEYHAM
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY



202204250047401

**Tennessee Certification of Electronic Document**

I, John Zelinka, 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 April 11, 2022 (date of document).

Affiant Signature

4/18/2022
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 18th day of April, 2022.

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

