WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of July, 2022 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)
Karen Johnson Davidson County Batch# 883528 DEEDWARR 07/01/2022 03:58:30 PM 3 pgs Fees: $18.00 Taxes: $259.00 20220701-0076933 File No. RL-22-2340	

RYAN LUX NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01-06-2024

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ARG Investments GP	New Owner	
(NAME) 96 Shields Ln.	(NAME)	07010000201
(ADDRESS) Madison, TN 37115	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KATHLEEN L. WILKINSON, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ARG INVESTMENTS GP, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Beginning at an iron pin in the westerly margin of a 50 foot road, said iron pin being located at the southeasterly corner of the 1.3 acres, more less, tract of land conveyed to W. A. Flowers, et ux, by deed from O. W. Crump, et al; thence with the westerly margin of said road, south 29 deg. east 37.6 feet to an iron pin; thence continuing with the margin of said road, south 29 deg. east 7 feet to a point; thence continuing with the margin of the same, and around a curve in a southwesterly and southeasterly direction 100 fat to a point, thence continuing with the margin of the same, southeasterly 7 feet to an iron pin; thence continuing with the margin of the same, southeasterly 31 feet to an iron pin; thence north 59 deg. 30' west 195 feet to an iron pin; thence north 62 deg. 30' east 118 feet to the beginning.

Being a portion of the same property conveyed to Elmira Johnson by Warranty deed from Icy M. Greene of record in Book 6821, page 463 Register's Office for Davidson County , Tennessee, dated April 4, 1986 and recorded on April 4, 1986.

Being a portion of the same property conveyed to Elmira Johnson as trustee for Johnson Family Trust No. J-1 by Deed of Realty to Trust from Elmira Johnson of record in Book 10949, page 684 Register's Office for Davidson County , Tennessee, dated May 22, 1998 and recorded on May 28, 1998.

Being the same property conveyed to Kathleen L. Wilkinson by Quitclaim deed from Elmira Johnson, Trustee of the Johnson Family Trust No. J-1, dated March 1, 1998 and Elmira Johnson of record in Instrument No. 20100119-0004545 Register's Office for Davidson County, Tennessee, dated January 15, 2010 and recorded on January 19, 2010.

This is property more commonly known as **0 Buena Vista Pike, Nashville, TN 37218.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 and assigns forever; and we do covenant with the said GRANTEES that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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/our hand this 1st day of July, 2022.

Kathleen L. Wilkinson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of July, 2022, before me personally appeared **Kathleen L. Wilkinson**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of July, 2022.

Notary Signature
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2024

Certificate of Authenticity

I, Ryan Lux, 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 7/1/22.

Date

Affiant Signature

7/1/22

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1 day of July, 2022.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025