WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

BS-ARVM-22-616

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 885047 DEEDWARR
07/06/2022 12:46:53 PM 3 pgs
Fees: $18.00 Taxes: $1,239.50

20220706-0077919

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
ARVM 5, LLC, a Delaware Limited Liability Company	**ARVM 5, LLC, a Delaware Limited Liability Company**	
(NAME)	(NAME)	
5001 Plaza on the Lake Suite 200	**5001 Plaza on the Lake Suite 200**	
(ADDRESS)	(ADDRESS)	
Austin, TX 78746	**Austin, TX 78746**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CR3ATE INVESTMENTS, LLC AND FORTHRIGHT ENTITIES, LLC**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ARVM 5, LLC, A DELAWARE LIMITED LIABILITY COMPANY, A DELAWARE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 582 on the Plan of Cloverhill, Section VIII of record in Plat Book 2331, Page 10, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Evelyn Pauline Edwards and Dolly Berry Edwards, as Tenants in Common with right of Survivorship by Quitclaim deed from Alice Berry, a single woman of record in Instrument No. 20110207-0010791 Register's Office for Davidson County, Tennessee, dated January 20, 2011 and recorded on February 07, 2011.

Being the same property conveyed to Dolly Berry Edwards, for her lifetime, then to Evelyn Pauline Phantriyavong in fee simple by Quitclaim deed from Evelyn Pauline Edwards and Dolly Berry Edwards, as Tenants in Common with right of Survivorship of record in Instrument No. 20111222-0099973 Register's Office for Davidson County, Tennessee, dated December 13, 2011 and recorded on December 22, 2011.

Being the same property conveyed to J. Carlton Drumwirght Trustee by Quitclaim Deed from Dolly Berry Edwards and Evelyn Pauline Phantriyavong of record in Instrument no. 20130430-0042647 Register's Office for Davidson County, Tennessee, dated April 30, 2013 and recorded on April 25, 2013and within the same deed the said J Carlton Drumwright Trustee conveyed his interest in the subject property to Dolly Berry Edwards, Evelyn Pauline Phantriyavong and Xatxay Phantriyavong, as tenants in Common with right of Survivorship

Dolly Berry Edwards having since died on July 07, 2021 leaving Evelyn Pauline Phantriyavong and Xatxay Phantriyavong, as sole tenants in Common with right of Survivorship

Being the same property conveyed to Cr3ate Investments, LLC, a Tennessee limited liability company and Forthright Entities, LLC, a Tennessee limited liability company by Warranty Deed from Evelyn Pauline Phantriyavong and Xatxay Phantriyavong, as joint tenants in common with right of survivorship of record in Instrument No. 20220706-0077915 Register's Office for Davidson County, Tennessee, dated June 21, 2022.

This conveyance is subject to:
- Taxes for the year 2022
- Subject to all matters shown on the Plan of record in Plat Book 2331, Page 10, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: 616 Gailwood Lane, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 21st DAY OF JUNE, 2022.

Cr3ate Investments, LLC

BY: _____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of CR3ATE INVESTMENTS, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 21st of June, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

Forthright Entities, LLC

BY: _____
Jerrmal Corpening
Authorized Agent

STATE OF ~~TENNESSEE~~ TEXAS
COUNTY OF ~~DAVIDSON~~ HARRIS

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JERRMAL CORPENING, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of FORTHRIGHT ENTITIES, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 21st of June, 2022.

BREONNA HARRIS
Notary Public
My Commission Expires: 4/29/2023
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212