Karen Johnson Davidson County
Batch# 899634 DEEDWARR
08/05/2022 12:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,122.95
20220805-0089332

Name and Address of New Owner:
ARVM5, LLC, a Limited Liability Company

Send Tax Bills To:
ARVM 5, LLC, a Delaware Limited Liability Company
5001 Plaza On The Lake, #200
Austin, TX 78746

This Instrument Prepared By:
Stones River Title Company, LLC dba Woodland Title & Escrow
861 McArthur Street
Manchester, TN 37355

Map & Parcel No:149010B01500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Kenneth J. Davis**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **ARVM 5, LLC, a Delaware Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 322 on the Plan of Phase III, Piccadilly Square, of record in Book 6250, Pages 892, 893 and 894, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kenneth J. Davis, unmarried, by Warranty Deed from Vanessa L. Edwards, of record in Instrument No. 20010502-0044892, in the Register's Office of Davidson County, Tennessee, dated April 30, 2001 and recorded on May 02, 2001.

This is improved (x) or unimproved ( ) property, known as: 305 Hampstead North, Nashville, TN 37013

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 4th day of August, 2022.

_____(SEAL)
Kenneth J. Davis

STATE OF TENNESSEE
COUNTY OF COFFEE

On this 4th day of August, 2022, before me personally appeared Kenneth J. Davis, 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 4th day of August, 2022.

_____
Notary Signature
My commission expires: 7/20/25

SASHA KNOWLES
STATE OF TENNESSEE NOTARY PUBLIC
BEDFORD COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF COFFEE)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $303,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
4th day of August, 2022.

_____
Notary Public
My commission expires: 6/2/25
File No. 2022-07-1865

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

Tennessee Certification of Electronic Document

I Jonathan Boggus, 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 August 4, 2022 (date of document).

Affiant Signature

8/5/2022
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 5th day of August, 2022

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

