WARRANTY DEED

Karen Johnson Davidson County
Batch# 909061 DEEDWARR
08/26/2022 03:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,161.80
20220826-0096789

STEPHANIE TREMMEL
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

STATE OF TENNESSEE
COUNTY OF Shelby
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$ 314,000.00

Affiant
SUBSCRIBED AND SWON TO BEFORE ME, THIS
24th day of August, 2022

Stephanie Tremmel
Notary Public

MY COMMISSION EXPIRES:
May 8, 2023
(Affix Seal)

C22-154

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 104 Cherokee Road, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ARVM 5, LLC, a Delaware Limited Liability Company	**ARVM 5, LLC, a Delaware Limited Liability Company**	
5001 Plaza on the Lake #200	**5001 Plaza on the Lake #200**	**148080A02700CO**
Austin, TX 78746	**Austin, TX 78746**	
(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,WE, **Panfilo B Marbibi, Single,**HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO **ARVM 5, LLC, a Delaware Limited Liabilty Company,**HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The following is provided as an accommodation for informational purposes only and no insurance is provided over the following property address: 4841 Terragon Trl, Antioch, Antioch, TN 37013. Said property is being described as follows:

Being Lot No. 66, Cluster Lot Subdivision, Quiet Creek, Phase Two, Section One, as shown on plat of record in Instrument No. 20040106-002099, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Panfilo B. Marbibi, Single by Quitclaim Deed from Panfilo B. Marbibi, Single and Allison L. Kirkman, Single dated 09/25/2019 and filed for record on 11/06/2019 of record in Instrument No. 20191106-0114840 , said Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium plats, assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions, and (5) other matter of public record in the said Register's Office for said County.

This is: Unimproved ( )

Improved (X) Property, known as **4841 Terragon Trl, Antioch, TN 37013**
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, 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 our hands this 24th day of August, 2022.

Panfilo B Marbibi

STATE OF WISCONSIN
COUNTY OF MILWAUKEE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within namedPanfilo B. Marbibi the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that **he/she/they** executed the within instrument for the purposes therein contained.

Witness my hand and official seal this ~~24th~~ 23 AD day of August, 2022.

Commission Expires: 10/23/25

Notary Public

T J CASEY
Notary Public
State of Wisconsin

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 24, 2022 (date of document).

Affiant Signature

8/26/2022
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 26th day of August, 2022

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

