Karen Johnson Davidson County
Batch# 910651 DEEDWARR
08/31/2022 10:23:30 AM 8 pgs
Fees: $43.00 Taxes: $1,217.30
20220831-0098133

THIS INSTRUMENT PREPARED BY:
Jack W. Robinson, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South
Suite 1700
Nashville, Tennessee 37201

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $329,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of August, 2022.

Notary Public

My Commission Expires: 6/2/25

Address New Owner As Follows:
ARVM 5, LLC
5001 Plaza on the Lake, #200
Austin, TX 78746

Send Tax Bills To:
NEW OWNER

Map-Parcel Number:
148-01-0-044.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **GWENDOLYN T. BRUCE, ADMINISTRATRIX OF THE ESTATE OF BOBBY JAMES NEIGHBORS**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **ARVM 5, LLC**, a Delaware limited liability

company, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 116 on the Plan of Hillbrook, Section 3, of record in Plat Book 3300, Page 84, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.
>
> Being the same property conveyed to Bobby J. Neighbors and wife, Donna F. Neighbors, by Executrix's Deed from Jacqueline Christine Halloran, Executrix of the Estate of Loy Eugene Hardaway, deceased, of record at Instrument No. 20100702-0052171, Register's Office for Davidson County, Tennessee. Donna F. Neighbors subsequently died June 6, 2017, leaving Bobby J. Neighbors as surviving tenant by the entirety. Bobby J. Neighbors thereafter died intestate on February 17, 2022. The intestate estate of Bobby J. Neighbors is being administered as Case No. 22P-693 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), and such court entered an Order Bringing Real Property into Probate Estate on June 29, 2022, which brought the subject property into the estate and specifically authorized Gwendolyn T. Bruce, Administratrix of the Estate of Bobby James Neighbors, to sell the property without the necessity of the approval, consent or signature of any heirs-at-law of Bobby James Neighbors (a certified copy of which is attached as Exhibit A).

This is improved property known as: 255 Willow Lane, Nashville, Tennessee 37211.

This conveyance is made subject to:

1. Taxes for the year 2022, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. All matters as shown on the Plan of record in Plat Book 3300, page 84, Register's Office for Davidson County, Tennessee.

3. Restrictive covenants of record in Book 3460, Page 295, Register's Office for Davidson County, Tennessee.

4. Easement of record in Book 9437 Page 941, Register's Office for Davidson County, Tennessee.

Bobby J. Neighbors was one and the same as Bobby James Neighbors.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors assigns, forever; and Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; and Grantor further covenants and binds herself, her successors and representatives, to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

Further, Grantor hereby remises, releases and forever quitclaims unto Grantee, its successors and assigns, all right, title and interest that Grantor may have in and to the easement of record in Book 9437, Page 941, Register's Office for Davidson County, Tennessee, subject to such restrictions, limitations and encumbrances as may affect said easement.

WITNESS my hand this 29th day of August, 2022.

GWENDOLYN T. BRUCE, ADMINISTRATRIX
of the Estate of Bobby James Neighbors

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GWENDOLYN T. BRUCE, ADMINISTRATRIX of the Estate of Bobby James Neighbors, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Administratrix of said Estate and is authorized to execute said instrument on its behalf.

WITNESS my hand, at Nashville, Tennessee, this 29th day of August, 2022.

Notary Public

My Commission Expires: 3-3-2025

KAREN HOWARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR 3 2025

883743.1

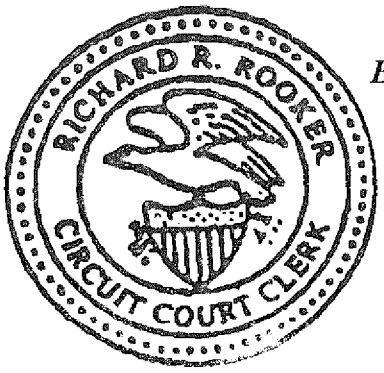
STATE OF TENNESSEE

I, RICHARD R. ROOKER, Clerk of the Circuit Court for Davidson County, in the State aforesaid, do hereby certify that the foregoing is a true and correct copy of the ORDER heretofore filed in the SEVENTH Circuit Court for Davidson County, Tennessee, on the 29 day of JUNE, 2022, in Docket Number 22P693, IN RE: NEIGHBORS, BOBBY JAMES ET.AL, as same remains of record in the Minutes of said Court.

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, the 25 day of AUGUST in the year 2022 and in the 246 year of American Independence.

RICHARD R. ROOKER, Clerk,

[SEAL]



By: _____
Deputy Clerk

EXHIBIT A

COPY

EFILED 06/29/22 11:05 AM CASE NO. 22P693 Richard R. Rooker, Clerk

IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE

PROBATE DIVISION

IN THE MATTER OF:	)	
	)	
ESTATE OF	)	No. 22P693
BOBBY JAMES NEIGHBORS,	)	
Deceased.	)	

ORDER BRINGING REAL PROPERTY INTO PROBATE ESTATE

This matter came before the Court on June 29, 2022, upon the Petition to Bring Real Property into Probate Estate filed by Gwendolyn T. Bruce, the Administratrix of the estate of Bobby James Neighbors (the "Decedent"), requesting the approval of matters related to real property owned by the Decedent identified in the Petition and located at 255 Willow Lane, Nashville, Davidson County, Tennessee 37211 (the "Real Property").

Upon consideration of the petition and the entire record, the Court finds that:

A. The Decedent owned the Real Property at his death;

B. The cash and other personal property and assets of the Decedent's probate estate are insufficient to satisfy all claims, expenses (including administration expenses), and debts of the estate;

C. It is necessary and appropriate to bring the Real Property into the probate estate to allow the Administratrix to apply the proceeds therefrom (including from the sale of the Real Property) to offset and pay certain claims, expenses and debts of the probate estate pursuant to Tenn Code. Ann. Section 30-2-317; and

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COPY

D. All of the Decedent's heirs-at-law have consented to bringing the Real Property into the Decedent's probate estate, as evidenced by the Consents and Waivers they have previously filed with the Court, and consent and agree to the Petition.

IT IS THEREFORE ORDERED THAT:

1. The Petition is granted.

2. The Real Property is brought into Decedent's probate estate, subject to administration by the Administratrix and the Administratrix's authority to offset and pay certain claims, expenses and debts of the estate pursuant to Tenn Code Ann. Section 30-2-317.

3. The Administratrix is authorized to manage, sell, and/or mortgage the Real Property and refinance the secured indebtedness and other claims, expenses and debts of Decedent, as permitted by Tenn. Code Ann. Section 31-2-103, so that the estate can satisfy the claims, expenses and debts of the estate and close the administration of the estate.

4. In managing, selling, mortgaging and refinancing the Real Property or the secured indebtedness and other claims, expenses and debts of Decedent, the Administratrix may, and shall have the authority to, act in all respects and execute documents (including without limitation sale contracts and deeds), without the necessity of the approval, consent or signature of any of the Decedent's heirs-at-law.

Judge Randy Kennedy

COPY

APPROVED FOR ENTRY:

Jack W. Robinson, Jr., BPR #11656
Gullett, Sanford, Robinson & Martin, PLLC
150 Third Avenue South, Suite 1700
Nashville, Tennessee 37201
(615) 244-4994
jrobinsonjr@gsrm.com

Attorney for Administratrix

CERTIFICATE OF SERVICE

I certify that I have served the foregoing upon the following persons by depositing a copy of it in the United States Mail, first class, postage prepaid, addressed to them as follows, on this 7th day of June, 2022.

Gwendolyn T. Bruce
1025 Serenity Circle
Ashland City, Tennessee 37015

Kimberly M. Neighbors
171 Hillcrest Drive
Gallatin, Tennessee 37066

Donald James Neighbors
176 Edgewood Drive
Hendersonville, Tennessee 37075

Bobby James Neighbors, Jr.
255 Willow Lane
Nashville, Tennessee 37211

Brent Tyler Neighbors
255 Willow Lane
Nashville, Tennessee 37211

Jack W. Robinson, Jr.

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 August 30, 2022 (date of document).

Affiant Signature

8/31/2022
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 31st day of August, 2022.

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

