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Prepared by and return to:
Stevie Friesth, Esq.
Summit Title & Escrow, LLC
6263 Poplar Ave, Suite 801
Memphis, Tennessee 38119
(901) 881-8600

Karen Johnson Davidson County
Batch# 953508 DEEDWARR
12/20/2022 01:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,172.90
20221220-0131473

WARRANTY DEED

Effective as of **20th day of December, 2022,** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Yoon Hwa Kim, a widow** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **ARVM 5, LLC, a Delaware Limited Liability Company** hereinafter called the Grantee, its successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Subdivision of Tracts 8, 9 & 10 of Nashboro Village of record in Plat Book 5200, Page 186, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Donald R. Barrett, Jr., Trustee, by Quitclaim Deed from Yoon Hwa Lee, K/N/A Yoon Hwa Kim, of record in Instrument No. 20020619-0073969, Register's Office for Davidson County, Tennessee, dated June 10, 2002 and recorded on June 19, 2002. The said Donald R. Barrett, Jr., Trustee express purpose of carrying out the intent of this conveyance, as set out, do hereby convey, and forever quitclaim unto Jae Wook Kim and Yoon Hwa Kim, Husband and Wife. Jae Wook Kim having since died intestate on July 27, 2017, Yoon Hwa Kim conveys the subject property herein as the sole surviving tenant by the entirety.

This property is unencumbered except for all applicable restrictions, easements, visible easements, matters appearing on the plan(s) of record; and all matters referenced in the master deed and by-laws in additional to applicable government and zoning regulation; all of record in the Register's Office of **Davidson County**, Tennessee; together with the **2022 Davidson County**, Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's successors, 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 the Grantor's hand in **Davidson** County, State of Tennessee on this the 12/16/2022 day of December, 2022

GRANTORS:

DocuSigned by:
Yoon Hwa Kim
97F11DDCF798414...
Yoon Hwa Kim

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 12/16/2022 **day of** _____**, 2022, before me personally appeared Yoon Hwa Kim, 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 12/16/2022 **day of** _____**, 2022.**

DocuSigned by:
LaShara Quinn
A6835967D0524B6...
Notary Signature

LASHARA D QUINN TENNESSEE NOTARY PUBLIC Shelby County
ONLINE NOTARY PUBLIC
My Commission Expires: February 28, 2023

My commission expires:

Notarized Using Audio Visual Software

New Owner Name and Address to: ARVM 5, LLC, a Delaware Limited Liability Company 5001 Plaza On The Lake #200 Austin, TX 78746 Property Address: 801 Musket Trail Nashville, TN 37217 Mail tax bills to: ARVM 5, LLC, a Delaware Limited Liability Company 5001 Plaza On The Lake #200 Austin, TX 78746 Parcel I.D. Numbers: 135 16 0A 006.00	I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred whichever is greater is 317,000.00, which amount is equal to or greater that the amount which the property transferred would command at a fair and voluntary sale. DocuSigned by: Yoon Hwa Kim 97F11DDCF798414... AFFIANT Subscribed and sworn to before me this 12/16/2022 day of December, 2022 DocuSigned by: LaShara Quinn A6835967D0524B6... NOTARY PUBLIC Commission expires: _____ LASHARA D QUINN TENNESSEE NOTARY PUBLIC Shelby County ONLINE NOTARY PUBLIC My Commission Expires: February 28, 2023

Tennessee Certification of Electronic Document

I, Stevie Friesth, 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 12/16/2022 (date of document).

Affiant Signature

12/16/2022
Date

State of TN

County of Shelby

Sworn to and subscribed before me this 16 day of December, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 6/2/25

NOTARY'S SEAL

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