Karen Johnson Davidson County
Batch# 967898 DEEDWARR
02/06/2023 01:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20230206-0008533

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

WARRANTY DEED

Effective as of **31st day of January, 2023,** 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**, Keith W. Fagan, Executor of Estate of Richard William Fagan** 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. 2 on the Plat of Section One Bradford Hills, of record in Book 7900, Page 6 and Amended in Plat Book 7900, Page 110-112, Register's Officer for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to G. Thomas Oteri and Richard W. Fagan, both unmarried, from William H. Wade, Jr., an unmarried person, by Warranty Deed of record in Book 9886, Page 403, in the Register's Office of Davidson County, Tennessee. Being the same property conveyed to G. Thomas Oteri and Richard W. Fagan, not as tenants in common but as joint tenants with rights of survivorship, from G. Thomas Oteri and Richard W. Fagan, both unmarried, by Quit Claim Deed of record in Instrument Number 20010720-007718, in the Register's Office of Davidson County, Tennessee. The said G. Thomas Oteri having died on or around April 26, 2008, Richard W. Fagan took title to the subject property as the sole surviving joint tenant with rights of survivorship. The said said Richard W. Fagan having since died testate on or around August 5, 2016, Rose Fagan, spouse of Richard W. Fagan conveyed any and all of her right, title, and interest in the property to G. Thomas Oteri, Jr. by Quitclaim Deed of record at Instrument Number 20170314-0024831, in the Register's Office of Davidson County, Tennessee. G. Thomas Oteri Jr.'s name was subsequently corrected to Thomas Edward Oteri by Scrivener's Affidavit of record at Instrument Number 20190123-0006497, in the Register's Office of Davidson County, Tennessee. Being the same property conveyed to ARVM 5, LLC, a Delaware Limited Liability Company from Thomas Edward Oteri, by Quit Claim Deed of record at Instrument Number 20230206-0008472, in the Register's Office of Davidson County, Tennessee. The Estate of Richard William Fagan having since been opened in the Seventh Circuit Court for Davidson County, Tennessee at Docket Number 22P--549, Keith W. Fagan conveys the subject property herein as the court appointed Administrator of the Estate of Richard William Fagan, pursuant to the Last Will and Testament of Richard Fagan.

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 **2023 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 1st day of February, 2023

GRANTORS:

Estate of Richard William Fagan

By: KEITH H FAGAN
Keith W. Fagan, Executor

STATE OF Oklahoma
COUNTY OF Kay

On this 1st **day of** February**, 2023, before me personally appeared Keith W. Fagan, Executor of Estate of Richard William Fagan, 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 1st **day of** February**, 2023.**

Sherry A Wilson
Notary Signature
My commission expires:

SHERRY A. WILSON NOTARY PUBLIC COMM. # 02003597 EXPIRES 2-24-26 IN AND FOR STATE OF OKLAHOMA OSAGE COUNTY

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: 204 Burgandy Hill Road Nashville, TN 37211 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: 172 12 0A 002.00	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 315,000.00, which amount is equal to or greater that the amount which the property transferred would command at a fair and voluntary sale. AFFIANT Subscribed and sworn to before me this 6th day of February, 2023 NOTARY PUBLIC Commission expires: 3/11/2026

CASSIE TUCKER STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY, TN
My Comm. Exp. 03-11-26

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 02/01/2023 (date of document).

Affiant Signature

02/01/2023
Date

State of TN

County of Shelby

Sworn to and subscribed before me this 1st day of February, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 6/2/25

NOTARY'S SEAL

