RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

Prepared by:
Summit Title & Escrow, LLC
6263 Poplar Avenue
Suite 801
Memphis, TN 38119
(901) 881-8600

Please return to
Premier Escrow, LLC
4301 Hillsboro Pike Ste
300 Nashville, TN 37215
(615) 269-6626

Karen Johnson Davidson County
Batch# 988569 DEEDWARR
04/05/2023 09 33 17 AM 2 pgs
Fees $13 00 Taxes $1,209 90

20230405-0024671

WARRANTY DEED

Effective as of **4th day of April, 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, **ARVM 5, LLC** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **Brian M. Powers,** an unmarried man, 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 462 on the plan of Whispering Hills, Section II-C, of record in Plat Book 2663, Pages 66 and 67, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a part of the same property conveyed to ARVM 5, LLC, by Quitclaim Deed from VM Master Issuer, LLC, of record in Instrument No. 20230324-0021373, in the Register's Office of Davidson County, Tennessee, dated March 17, 2023 and recorded on March 24, 2023

Being a part of the same property conveyed to VM Master Issuer, LLC, by Quitclaim Deed from VM Pronto, LLC, of record in Instrument No. 20230126-0005944, in the Register's Office of Davidson County, Tennessee, dated January 13, 2023 and recorded on January 26, 2023

Being a part of the same property conveyed to VM Pronto, LLC, by Quitclaim Deed from VM Pronto, LLC, of record in Instrument No 20211105-0148372, in the Register's Office of Davidson County, Tennessee, dated October 14, 2021 and recorded on November 05, 2021

Being the same property conveyed to Mesa Verde Assets, LLC, by Warranty Deed from Kevin D Grimes, Single, of record in Instrument No 20210914-0122823, in the Register's Office of Davidson County, Tennessee, dated August 12, 2021 and recorded on September 14, 2021.

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 regulations, all of record in the Register's Office of Davidson **County**, Tennessee, and **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 on this 3 day of April 2023

GRANTOR:

ARVM 5, LLC, a Delaware Limited Liability Company
By: Main Street Renewal, LLC
Its: Authorized Signatory

By: _____
Alyssia Ventura
Its: Authorized Signatory

STATE OF Texas
COUNTY OF Williamson

Before me, Chris Ventura **of the state and county mentioned, personally appeared** Alyssia Ventura**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be** Alyssia Ventura **the Authorized Signatory of Main Street Renewal, LLC, the Authorized Signatory of** ARVM 5, LLC**, the within named bargainor, a Limited Liability Company, and that such** Alyssia Ventura **as such Authorized Signatory of Main Street Renewal, LLC, the Authorized Signatory of** ARVM 5, LLC**, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company.**

Witness my hand and seal, at office in Pflugerville**, this** 3 **day of** April**, 2023.**

_____
Notary Signature

My commission expires: 2-24-2026

CHRIS VENTURA
Notary Public, State of Texas
Comm Expires 02-24-2026
Notary ID 133609987

New Owner Name and Address to/ Mail tax bills to: Brian M. Powers 533 Northcrest Dr. Nashville, TN 37211 **Property Address:** 533 Northcrest Drive Nashville, TN 37211 Parcel I D Numbers· 147-11-0-093	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 **$327,000.00,** 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 4 day of April, 2023 _____ NOTARY PUBLIC Commission expires. _____

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 3/3/25