Karen Johnson Davidson County
Batch# 1002679 DEEDWARR
05/12/2023 02 43 06 PM 3 pgs
Fees $18 00 Taxes $1,702 00
20230512-0035690

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

WARRANTY DEED

Effective as of **2nd day of May, 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, a Delaware Limited Liability Company** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **Alexis Y. Mendoza and Ileana Mendoza, husband and wife** 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:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

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**, and **2023 City of Nashville**, 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 11 day of May 2023

GRANTOR:

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

By: _____

_____
Its: Authorized Signatory

STATE OF Texas
COUNTY OF Williamson

Before me, 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 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 Round Rock, **this** 11 **day of** May, **2022.**

_____
Notary Signature

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

Printed Name: Chris Ventura

My commission expires: 2-24-2026

New Owner Name and Address to/ Mail tax bills to: Alexis Mendoza **Property Address:** 231 Graylynn Drive Nashville, TN 37214 Parcel I D. Numbers 095-08-0-097	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 **$460,000.00,** 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 12 day of May, 2023 _____ NOTARY PUBLIC Commission expires: 03-03-2025

TIFFANY B VINSON
STATE OF TENNESSEE NOTARY PUBLIC
Exp. Mar. 3, 2025
DAVIDSON COUNTY

Exhibit "A"
Property Description

Being Lot No. 37 on the plan of Eva-Mor Heights Subdivision, of record in Plat Book 1424, Page 149, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 37 fronts 65 feet on the East side of Graylynn Drive and runs back between lines 293.99 feet on the North Line and 292.03 feet on the South line to a dead line in the rear, and measures 51.43 feet thereon.

Being part of the same property conveyed to ARVM 5, LLC, by Quitclaim Deed from VM Master Issuer, LLC, of record in Instrument No. 20230309-0016928, in the Register's Office of Davidson County, Tennessee, dated March 3, 2023 and recorded on March 9, 2023.

Being part of the same property conveyed to VM Master Issuer, LLC, by Quitclaim Deed from Mesa Verde Assets, LLC, of record in Instrument No. 20230103-0000294, in the Register's Office of Davidson County, Tennessee, dated December 28, 2022 and recorded on January 3, 2023.

Being the same property conveyed to Mesa Verde Assets, LLC, by Warranty Deed from Jerry W. White and Wife, Scheryl M. White, of record in Instrument No. 20210628-0087433, in the Register's Office of Davidson County, Tennessee, dated June 22, 2021 and recorded on June 28, 2021.

Being the same property conveyed to Jerry W. White and wife, Scheryl M. White, by Warranty Deed from Peter Heelam and wife, Gail Heelam, of record in Instrument No. 20040927-0116272, in the Register's Office of Davidson County, Tennessee, dated September 20, 2004 and recorded on September 27, 2004.