Prepared by;
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 109
Nashville, TN 37215

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

Karen Johnson Davidson County
Batch# 1003728 **DEEDWARR**
05/16/2023 10 37 34 AM 2 pgs
Fees $13 00 Taxes $1,454 10

20230516-0036513

WARRANTY DEED

Effective as of **12th 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 **Victoria Vinsant and Gregory Vinsant, wife and husband** 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 33 on the plan of Section One, McMurray Woods Addition, of record in Plat
Book 4675, Pages 6 and 7 in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a

Being a portion 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.

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 12th day of May 2023

GRANTOR:

ARVM5, LLC, a Delaware Limited Liability Company
By: Main Street Renewal, LLC
Its: Authorized Signatory

By: _____
Its: Authorized Signatory

STATE OF Virginia

COUNTY OF Chesterfield

Before me, personally appeared Michelle Gregling **, 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** Michelle Gregling **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 Chesterfield, VA **, this** 12th **day of** May **, 2023.**

_____
Notary Signature

Printed Name: Chelsey B Kidd

My commission expires: 3/31/2024

CHELSEY B KIDD NOTARY PUBLIC REG # 7674012 MY COMMISSION EXPIRES 3/31/2024 COMMONWEALTH OF VIRGINIA

New Owner Name and Address to/ Mail tax bills to: Victoria Vinsant **Property Address:** 509 Hilson Court Nashville, TN 37211 Parcel I D. Numbers: 161-07-0-111	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 **$393,000.00,** 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 15th day of May , 2023 _____ NOTARY PUBLIC Commission expires: _____

VIRGINIA DESJARLAIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 06, 2025