Karen Johnson Davidson County
Batch# 1009106 DEEDWARR
05/30/2023 02:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,381.95
20230530-0040633

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 373,500.00

Affiant

Subscribed and sworn to before me, this 30 day of MAY, 2023.

Notary Public
My commission expires:
10-05-2025

JOSEPH CARROLL
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 10-05-25

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
ARVM 5, LLC, a Delaware Limited Liability Company	**ARVM 5, LLC, a Delaware Limited Liability Company**	**087050A06500CO**
5001 Plaza on the Lake, Ste 200	**5001 Plaza on the Lake, Ste 200**	
Austin, TX 78746	**Austin, TX 78746**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Marvin Jenkins and Gabrielle Jenkins, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ARVM 5, LLC, a Delaware Limited Liability Company

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 91, on the Plan of Farmingham Woods, Phase II, Section I, of record in Book 7900, Page 306, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and legal description of said property.

Being the same property conveyed to Marvin Jenkins and Gabrielle Jenkins, by Special Warranty Deed (Corporation) from Wells Fargo Bank National Association, as Trustee for Freemont Investment & Loan SABR 2005-FR2 by: Saxon Mortgage Services, Inc., dated June 21, 2006, of record in Instrument No. 20060629-0077848, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 5932 Colchester Dr, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Marvin Jenkins Date: 5/26/23

Gabrielle A. Jenkins Attorney In Fact Date: 5/26/23
Gabrielle Jenkins
By: Marvin W. Jenkins
Attorney in Fact

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Marvin Jenkins the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of May, 2023.

MARK B. LEEDOM STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES JULY 7, 2025

NOTARY PUBLIC

My Commission Expires: 7/7/25

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Marvin W. Jenkins with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact of Gabrielle Jenkins, and is authorized by her to execute this instrument on her behalf by virtue of a Power of Attorney recorded in Book _____, Page _____, in said Register's Office.*** POA Instrument #20230526-0040091

Witness my hand, at office, this 26th day of May, 2023.

MARK B. LEEDOM STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES JULY 7, 2025

NOTARY PUBLIC

My Commission Expires: 7/7/25

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 May 26th, 2023 (date of document).

Affiant Signature

May 30th, 2023
Date

State of TN

County of Shelby

Sworn to and subscribed before me this 30th day of May, 2023.

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