BOX 10-A

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

Karen Johnson Davidson County
Batch# 1009868 DEEDWARR
06/01/2023 10 33 22 AM 2 pgs
Fees $13 00 Taxes $1,008 25

20230601-0041291

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

WARRANTY DEED

Effective as of **24th 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 **Ratliff Real Estate, LLC** 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. 12 on the Plan of Parma Heights, Section 1, of record in Plat Book 2133, Page 23, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> This property being all or part of the property conveyed to the grantor by deed of record in Instrument No. 20230324-0021373, in the Register's Office of Davidson County, Tennessee

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 25th day of May 2023

GRANTOR:

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

By: Michelle Gargling
Its: Authorized Signatory

STATE OF Virginia
COUNTY OF Chesterfield

Before me, personally appeared Michelle Gargling, **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** Michelle Gargling **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 Gargling **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** 23rd **day of** May, **2023.**

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

Notary Signature

Printed Name: Chelsey B Krad

My commission expires: 3/31/2024

New Owner Name and Address to/ Mail tax bills to: Ian Ratliff and Christian Moritz 3007 Jenry Drive Nashville, TN 37214 **Property Address:** 3721 Hewlett Drive Nashville, TN 37211 Parcel I D. Numbers: 133-07-0-090	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 **$272,500.00,** 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 24th day of May, 2023 NOTARY PUBLIC Commission expires:

DYLAN POTTER
NOTARY PUBLIC
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025