Karen Johnson Davidson County
Batch# 1024751 DEEDWARRSP
07/11/2023 10:20:30 AM 7 pgs
Fees: $38.00 Taxes: $3,038.67
20230711-0052929

SPACE ABOVE THIS LINE FOR RECORDER'S USE

This instrument prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

After recording, return to:
BCHH
181 Montour Run Road
Coraopolis, PA 15108
Attention: Ashley Resko, Esq.
412-453-7430, aresko@bchhinc.com

New Owner Name and Mailing Address:
LAMCO TN Asset Company 1, LLC
5001 Plaza on the Lake
Suite 200
Austin, TX 78746

SPECIAL WARRANTY DEED

THIS DEED, made to be effective as of the 10th day of July, 2023, is made and entered into by and between **ARVM 5, LLC**, whose forward mailing address is *5001 Plaza on the Lake, Suite 200, Austin, TX 78746* ("*Grantor*"), and **LAMCO TN Asset Company 1, LLC**, whose tax mailing address is *5001 Plaza on the Lake, Suite 200, Austin, TX 78746* ("*Grantee*").

GRANTOR, for and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants and conveys, with covenants of special warranty, unto Grantee, the following real property lying and being in the County of Davidson, in the State of Tennessee, to-wit:

SEE EXHIBIT "A"

GRANTOR makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

SUBJECT TO all legal highways; zoning, building and other laws, ordinances and regulations; real estate taxes and assessments not yet due and payable; rights of tenants in possession; and the Permitted Exceptions identified on Exhibit "B" attached hereto.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of Grantor, either in law or equity, to the only proper use, benefit and behalf of Grantee forever.

GRANTOR will warrant and defend against all lawful claims of all persons claiming by, through or under Grantor, and no others.

[SIGNATURE PAGE FOLLOWS]

EXECUTED by the undersigned this 3rd day of July, 2023.

GRANTOR:

ARVM 5, LLC

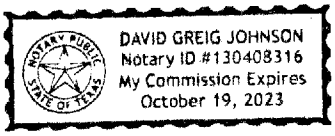
By: Main Street Renewal LLC
Its: Authorized Signor

By: _____
Name: Jay Eckert
Title: Authorized Signer

STATE OF TEXAS §
§
COUNTY OF TRAVIS §

The foregoing instrument was acknowledged before me this 3rd day of July, 2023, by Jay Eckert, as Authorized Signor of Main Street Renewal LLC, the Authorized Signer of ARVM 5, LLC, who ☐ is personally known to me, or ☒ has produced TX Driver's License, as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

SEAL:



_____
Notary Public

Commission Expires: 10/19/2023

OATH OF VALUE

I hereby swear or affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is **$821,263.07**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT:

LAMCO TN Asset Company 1, LLC

By: _____

Name: Rob Newman

Title: Agent

STATE OF PENNSYLVANIA §
COUNTY OF ALLEGHENY §

The foregoing instrument was acknowledged before me this 10th day of June, 2023, by Rob Newman, as Agent of LAMCO TN Asset Company 1, LLC, who is personally known to me, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

SEAL:

_____
Notary Public

Commonwealth of Pennsylvania - Notary Seal
MIKE A KRIVOSKI - Notary Public
Allegheny County
My Commission Expires April 2, 2025
Commission Number 1391157

Commission Expires: 04/02/2025

Exhibit "A"
Legal Description(s)

TRACT 1:

Land in Davidson County, Tennessee, being Lot Number 129 on the plat of Section Two, Chesney Glen, R15 Residential P.U.C., as of record in Book 9700, Page 434, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Grantor by deed recorded 12/30/2022 at Instrument No. 20221230-0134103.

COMMONLY KNOWN AS: 3028 Glenboro Dr, Hermitage, TN 37076
PARCEL ID: 087-01-0A-087.00
TITLE FILE NO: 9349418-1

TRACT 2:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Subdivision of Tracts 8, 9 & 10 of Nashboro Village of record in Plat Book 5200, Page 186, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Grantor by deed recorded 12/20/2022 at Instrument No. 20221220-0131473.

COMMONLY KNOWN AS: 801 Musket Trail, Nashville, TN 37217
PARCEL ID: 135-16-0A-006.00
TITLE FILE NO: 9308412-1

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 1 (3028 GLENBORO DR, HERMITAGE, TN 37076) ONLY:

(1) All matters shown on the map(s)/plat(s) recorded in Book 9700, Page 434 and Book 9700, Page 215.

(2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 10278, Page 279; Book 10449, Page 215; Book 10449, Page 217; Book 10640, Page 944; Book 10469, Page 924; Book 10528, Page 73 and Book 11317, Page 674.

(3) Stormwater Detention Agreement as set forth in instrument recorded in Book 10357, Page 915.

(4) Charter for Chesney Glen Homeowners Association, Inc. recorded in Book 10290, Page 256.

(5) All matters set forth in Quitclaim Deed to Chesney Glen Homeowners Association, Inc. for Open Space recorded in Book 10420, Page 356.

(6) All matters set forth in Warranty Deed to Chesney Glen Homeowners' Association, Inc. for Open Space recorded in Book 11577, Page 623.

AS TO TRACT 2 (801 MUSKET TRAIL (MASTER), NASHVILLE, TN 37217) ONLY:

(1) All matters as referenced on the plat of Tracts 8, 9 & 10 of Nashboro Village, as recorded in Plat Book 5200, Page(s) 186.

(2) Declaration of Covenants, Conditions and Restrictions recorded in Book 4827, Page 14, supplemented in Book 5465, Page 561, as amended in Book 5588, Page 429.

(3) Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 6209, Page 538.

(4) Charter recorded in Book 4828, Page 834 and Book 5576, Page 419.

(5) By-Laws recorded in Instrument No. 20150914-0093006; Instrument No. 20160516-0048519 and Instrument No. 20180612-0056546.

Tennessee Certification of Electronic Document

I, THOMAS E. WORKMAN, 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 7/10/2023 (date of document).

Thomas E Workman
Affiant Signature

7/10/2023
Date

State of PENNSYLVANIA

County of ALLEGHENY

Sworn to and subscribed before me this 10TH day of JULY, 2023.

Notary's Signature

MY COMMISSION EXPIRES:04/02/2025

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
MIKE A KRIVOSKI - Notary Public
Allegheny County
My Commission Expires April 2, 2025
Commission Number 1391157