Karen Johnson Davidson County
Batch# 1034720 DEEDWARRSP
08/04/2023 02:54:30 PM 12 pgs
Fees: $63.00 Taxes: $12,252.11
20230804-0060555

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:
ALTO Asset Company 5, LLC
5001 Plaza on the Lake
Suite 200
Austin, TX 78746

SPECIAL WARRANTY DEED

THIS DEED, made to be effective as of the 28th 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 **ALTO Asset Company 5, 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.

[SIGNATURE PAGE FOLLOWS]

EXECUTED by the undersigned this 9th day of May, 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 9th day of May, 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 _____, 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:

Jose Alberto Flores Cortina
Notary Public

JOSE ALBERTO FLORES CORTINA
My Notary ID # 134253190
Expires March 14, 2027

Commission Expires: 03/14/2027

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 **$3,311,382.44**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT:

ALTO Asset Company 5, LLC

By: _____

Name: Michael Krivoski

Title: Agent

STATE OF PENNSYLVANIA §
COUNTY OF ALLEGHENY §

The foregoing instrument was acknowledged before me this 28th day of July, 2023, by Michael Krivoski, as Agent of ALTO Asset Company 5, 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:

Commonwealth of Pennsylvania - Notary Seal
LLOYD E JONES JR. - Notary Public
Lawrence County
My Commission Expires September 29, 2026
Commission Number 1425685

_____
Notary Public

Commission Expires: 9/29/2026

Exhibit "A"
Legal Description(s)

TRACT 1:

Land in Davidson County, Tennessee, being Lot No. 330 on the Plan of Heritage Square, Phase III of record in Plat Book 5200, Page 744, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Grantor by deed recorded 11/01/2022 at Instrument No. 20221101-0117841 in said Register's Office.

COMMONLY KNOWN AS: 1001 Pewter Ct, Madison, TN 37115
PARCEL ID: 042-07-0A-084.00
TITLE FILE NO: 9200397-1

TRACT 2:

Being Lot No. 405 on the plan of Phase 1, Somerset, of record in Plat Book 6900, Pages 690 and 691, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

BEING the same property conveyed to Grantor by deed recorded 06/15/2022 at Instrument 20220615-0068134 in said Register's Office.

COMMONLY KNOWN AS: 1013 Dove Creek Ct, Antioch, TN 37013
PARCEL ID: 150-11-0-237.00
TITLE FILE NO: 8774355-1

TRACT 3:

Lot 115, Hickory Woods Estates, Section 'C', as shown on plat of record in Plat Book 6900, Pages 885-887, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Grantor by deed recorded 06/29/2022 at Instrument No. 20220629-0075417 in said Register's Office.

COMMONLY KNOWN AS: 209 Wildgrove Ct, Antioch, TN 37013
PARCEL ID: 176-05-0B-020.00
TITLE FILE NO: 8854794-1

Exhibit "A"
Legal Description(s)

TRACT 4:

Being Lot No. 198, Cumberland Station at Wilson Camp, Section Four, as of record in Instrument No. 20041018-0124620, Register's Office for Davidson County, Tennessee to which said plan reference is hereby made complete and accurate legal description thereof.

BEING the same property conveyed to Grantor by deed recorded 11/30/2022 at Instrument No. 20221130-0125300 in said Register's Office.

COMMONLY KNOWN AS: 2109 Freeman Ln, Madison, TN 37115
PARCEL ID: 053-09-0B-138.00
TITLE FILE NO: 9251834-1

TRACT 5:

BEING Lot 120 on the plan of SECTION 9, VILLAGE BY THE CREEK, of record at Plat Book 7900, Page 669, amended in Book 9368, Page 998, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Grantor by deed recorded 10/18/2021 at Instrument No. 20211018-0139634 in said Register's Office.

COMMONLY KNOWN AS: 3328 Valley Creek Ln, Nashville, TN 37207
PARCEL ID: 050-11-0-094.00
TITLE FILE NO: 8276355-1

TRACT 6:

Being Lot 66, Cluster Lot Subdivision, Quiet Creek, Phase Two - Section One, as shown on plat of record in Instrument No. 20040106-0002099, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Grantor by deed recorded 08/26/2022 at Instrument No. 20220826-0096789 in said Register's Office.

COMMONLY KNOWN AS: 4841 Terragon Trl, Antioch, TN 37013
PARCEL ID: 148-08-0A-027.00
TITLE FILE NO: 9018573-1

Exhibit "A"
Legal Description(s)

TRACT 7:

BEING Lot 19 on the plan of COBBLESTONE CREEK, PHASE 1, of record at Instrument No. 20040804-0093431 as corrected at Instrument No. 20041022-0127319, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Grantor by deed recorded 08/26/2021 at Instrument No. 20210826-0115543 in said Register's Office.

COMMONLY KNOWN AS: 5032 Cobblestone Creek Dr, Whites Creek, TN 37189
PARCEL ID: 041-01-0A-019.00
TITLE FILE NO: 8159476-1

TRACT 8:

BEING Lot 53 on the plan of OAK CREEK SUBDIVISION, of record at Plat Book 5200, Page 96, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Grantor by deed recorded 09/09/2021 at Instrument No. 20210909-0121097 in said Register's Office.

COMMONLY KNOWN AS: 637 Rehnea Dr, Old Hickory, TN 37138
PARCEL ID: 076-01-0-055.00
TITLE FILE NO: 8201332-1

TRACT 9:

BEING Lot 27 on the plan of SECTION 7, HAYNES MANOR, of record at Plat Book 6250, Page 292, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Grantor by deed recorded 09/17/2021 at Instrument No. 20210917-0125284 in said Register's Office.

COMMONLY KNOWN AS: 768 Garrison Dr, Nashville, TN 37207
PARCEL ID: 059-10-0-279.00
TITLE FILE NO: 8274620-1

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 1 (1001 PEWTER CT, MADISON, TN 37115) ONLY:

(1) All matters shown on the plat of Heritage Square Phase Three, as recorded in Plat Book 5200, Page(s) 744.

(2) Declaration of Covenants, Conditions and Restrictions recorded in Book 6071, Page 766, as amended in Book 6122, Page 483.

(3) Conveyance of Common Open Space to Heritage Square, Inc. by Quitclaim Deed of record in Book 6582, Page 422.

AS TO TRACT 2 (1013 DOVE CREEK CT, ANTIOCH, TN 37013) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 6900, Pages 690 and 691.

(2) Declaration of Covenants, Conditions and Restrictions recorded in Book 7619, Page 647; being amended in Book 7657, Page 583; Book 7675, Page 923; Book 8708, Page 630; and Instrument No. 20060405-0039162; supplemented in Book 7776, Page 826; Book 8201, Page 770; Book 8663, Page 384; Book 9036, Page 326; Book 9065, Page 744; Book 9072, Page 572; Book 9245, Page 332; Book 9696, Page 654; and Book 10404, Page 641; By-Laws in Book 7619, Page 679; and amended in Book 9509, Page 363; Book 9647, Page 472; and Instrument No. 20090513-004145.

(3) Charter of Somerset Homeowners Association, Inc. Recorded in Book 7661, Page 37.

(4) Conveyance to Homeowners Association for open space/common areas recorded in Book 7768, Page 455.

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 3 (209 WILDGROVE CT, ANTIOCH, TN 37013) ONLY:

(1) All matters referenced in the map(s)/plat(s) recorded in Plat Book 6900, Page(s) 885-887 and Plat Book 6900, Page(s) 884.

(2) Declaration of Covenants, Conditions and Restrictions recorded in Book 7823, Page 857; Book 9616, Page 470; Book 9616, Page 477; Book 9678, Page 187; Book 9764, Page 44; Book 7857, Page 94; Book 7876, Page 75; Book 7932, Page 648; Book 9678, Page 213; Book 7857, Page 87; Book 7876, Page 67 and Book 9680, Page 319; and Instrument No(s). 20001207-0120450; 20010614-0062710; 20010614-0062709; 20011015-0111957 and 20031010-0150800.

(3) Easement(s) set forth in the instrument(s) of record in Book 9632, Page 973; Book 9790, Page 311.

(4) Conveyance of Common Area filed of record in Quit Claim Deed in Book 9786, Page 923.

AS TO TRACT 4 (2109 FREEMAN LN, MADISON, TN 37115) ONLY:

(1) All matters as reference on the map(s)/plat(s) recorded in Instrument No. 20041018-0124620, Register's Office for Davidson County, Tennessee.

AS TO TRACT 5 (3328 VALLEY CREEK LN, NASHVILLE, TN 37207) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 7900, Page 669 as amended by Book 9368, Page 998.

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 6 (4841 TERRAGON TRL, ANTIOCH, TN 37013) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Instrument No. 20040106-0002099.

(2) Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20030122-0008972 as Supplemented at Instrument No. 20030624-0086850.

(3) Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 6213, Page 659; Book 7043, Page 228; Book 7043, Page 231.

(4) Easement for Water Mains and Appurtenances, recorded in Book 7760, Page 890.

(5) Easement recorded in Book 6813, Page 456 and Book 6813, Page 459.

(6) Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20020307-0028886.

(7) Quiet Creek Homeowners' Association Charter as set forth in Instrument No. 20030114-0005586.

(8) Bylaws for Quiet Creek Homeowners' Association as set forth in Instrument No. 20030124-0010181.

(9) Quitclaim Deed for Common Area or Open Space as set forth in Instrument No. 20030122-0008973.

AS TO TRACT 7 (5032 COBBLESTONE CREEK DR, WHITES CREEK, TN 37189) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Instrument No(s). 20040804-0093431 and amended at 20041022-0127319.

(2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Instrument No(s). 20041208-0146322, 20041208-0143624, 20041208-0146323 and 20110916-0072157.

(3) Easement(s) as set forth in instrument(s) recorded at Book 2493, Page 137 and Instrument No. 20040304-0024829.

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 8 (637 REHNEA DR, OLD HICKORY, TN 37138) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 5200, Page 96.

(2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 5360, Page 572 and Instrument No. E9871.

AS TO TRACT 9 (768 GARRISON DR, NASHVILLE, TN 37207) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 6250, Page 292.

(2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 6632, Page 656.

(3) Easement(s) as set forth in instrument(s) recorded at Book 2810, Page 114; Book 5092, Page 315; Book 6342, Page 611; Book 7430, Page 175 and Book 7430, Page 211.

Tennessee Certification of Electronic Document

I, LLOYD E JONES JR, 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 07/28/2023 (date of document).

Affiant Signature

7/28/2023
Date

State of PENNSYLVANIA

County of ALLEGHENY

Sworn to and subscribed before me this 28th 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