BOX 10-A

RI

PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

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

Karen Johnson Davidson County
Batch# 1042110 **DEEDWARR**
08/24/2023 10 32 24 AM 2 pgs
Fees $13 00 Taxes $1,998 00

20230824-0066247

WARRANTY DEED

Effective as of **21st day of August, 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 **Ryan P. Johnson and Christina H. Johnson, a married couple** 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 the west 50 feet of the East 110 feet of Lot No 19, on the Plan of Kennedy and Graves Plan of Monte Vista, of record in Plat Book 421, Page 143, in the Register's Office for Davidson County, Tennessee

Said part of lot fronts 50 feet on the northerly side of Alpine or McAlpine Avenue and runs back between parallel lines as measured from the center of said Avenue, 388 5 feet to a dead line

Being the same property conveyed to Mesa Verde Assets, LLC by Warranty Deed from Peter Fleming, a single man, of record as Instrument Number 20210915-0123604, Register's Office for Davidson County, Tennessee, dated August 3, 2021 and recorded on September 15, 2021

Being a portion of the same property conveyed to VM Master Issuer, LLC ISSUER LLC by Quitclaim Deed from Mesa Verde Assets, LLC, of record as Instrument Number 20230103-0000294, Register's Office for Davidson County, Tennessee, dated December 28, 2022 and recorded on January 3, 2023

Being a portion of the same property conveyed to ARVM 5 LLC by Quitclaim Deed from VM Master Issuer, LLC, of record as Instrument Number 20230309-0016928, Register's Office for Davidson County, Tennessee, dated March 3, 2023 and recorded on March 9, 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 22 day of August 2023

GRANTOR

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

By _____
Alyssia Ventura
Its Authorized Signatory

STATE OF Texas
COUNTY OF Williamson

Before me, personally appeared Alyssia Ventura **, 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** Alyssia Ventura **, 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** Alyssia Ventura **, 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 Pflugerville **, this** 22 **day of** August **, 2023.**

Chris Ventura
Notary Signature
My commission expires: 2-24-2026

CHRIS VENTURA
Notary Public, State of Texas
Comm Expires 02-24-2026
Notary ID 133609987

New Owner Name and Address to/ Mail tax bills to: Ryan P Johnson and Christina H Johnson **Property Address:** 1209 McAlpine Avenue Nashville, TN 37216 Parcel I D Numbers 061-16-0-003	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 **$540,000.00,** 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 23 day of August, 2023 NOTARY PUBLIC 6/29/27 Commission expires

JOANNA J HORVAT
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY