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

Karen Johnson Davidson County
Batch# 1054109 DEEDWARR
09/26/2023 02:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,491.10
20230926-0075582

WARRANTY DEED

Effective as of the 26th day of September, 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, **Mackenzie Gregori and Frank Gregori, wife and husband, as tenants by the entireties,** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **ARVM 5, LLC, a Delaware Limited Liability Company,** 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. 27, Final Cluster Plat of Cumberland Bend, as shown on plat of record in Instrument No. 20091231-0118971, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

This real property being all or part of the property conveyed to Grantor by last deed of record at **Instrument No. 20190712-0067934** 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 regulation; 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.

IN WITNESS the Grantor's hand in Shelby County, State of Tennessee on this 9/25/2023 day of September, 2023.

GRANTORS:

DocuSigned by:
Frank Gregori
Frank Gregori

DocuSigned by:
Mackenzie Gregori
Mackenzie Gregori

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 9/25/2023 **day of** _____, **2023, before me personally appeared Frank Gregori and Mackenzie Gregori, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.**

Witness my hand, at office, this 9/25/2023 **day of** _____, **2023.**

L.A. QUINN TENNESSEE NOTARY PUBLIC Shelby County
ONLINE NOTARY PUBLIC
My Commission Expires: February 7, 2027

DocuSigned by:
Notary Signature

My commission expires: 02/07/2027
personally appeared before me by audio-video communication

New Owner Name and Address to: ARVM 5, LLC, a Delaware Limited Liability Company 5001 Plaza on the Lake, 200 Austin, TX 78746 Property Address: 748 Maylene Drive Madison, TN 37115 Mail tax bills to: ARVM 5, LLC, a Delaware Limited Liability Company 5001 Plaza on the Lake, 200 Austin, TX 78746 Parcel I.D. Number: 034 14 0A 027.00	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 $403,000.00, 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 26 day of September, 2023. NOTARY PUBLIC Commission expires: 3/11/2026

CASSIE TUCKER STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY, TN
My Comm. Exp. 03-11-26

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 September 26th, 2023 (date of document).

Affiant Signature

September 26th, 2023
Date

State of TN

County of Shelby

Sworn to and subscribed before me this 26th day of September, 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