Karen Johnson Davidson County
Batch# 1068029 DEEDWARRSP
11/02/2023 02:58:30 PM 7 pgs
Fees: $38.00 Taxes: $1,580.77
20231102-0085996

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, LLC
181 Montour Run Road
Coraopolis, PA 15108
Attention: Ashley Resko, Esq.
412-453-7430, aresko@bchhinc.com

New Owner Name and Mailing Address:
CBAR ASSET COMPANY LLC
5001 Plaza on the Lake
Suite 200
Austin, TX 78746

SPECIAL WARRANTY DEED

THIS DEED, made to be effective as of the 31st day of October, 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 **CBAR ASSET COMPANY 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 26th day of October, 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 26th day of October, 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 signature was his free and voluntary act for the purposes set forth in this instrument.

SEAL:

NOTARY PUBLIC STATE OF TEXAS
ANGELITA LUCY ESQUIVEL
Notary ID #130069174
My Commission Expires
February 13, 2027

_____
Notary Public

Commission Expires: 02/13/2027

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 **$427,234.54**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT:

CBAR ASSET COMPANY LLC

By: Katlin Long

Name: KATLIN LONG

Title: AGENT

STATE OF PENNSYLVANIA §
COUNTY OF ALLEGHENY §

The foregoing instrument was acknowledged before me this 31st day of October, 2023, by KATLIN LONG, as Agent of CBAR ASSET COMPANY 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
MIKE A KRIVOSKI - Notary Public
Allegheny County
My Commission Expires April 2, 2025
Commission Number 1391157

Notary Public

Commission Expires: 04/02/2025

Exhibit "A"
Legal Description(s)

TRACT 1:

Land in Davidson County, Tennessee, being Lot No. 30, Second Revision - Sylvan Heights Phase Two, of record in Book 7900, Page 216, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Grantor by deed recorded 10/31/2023 at Instrument No. 20231031-0085118 in said Register's Office.

COMMONLY KNOWN AS: 304 Errol Ln, Nashville, TN 37209
PARCEL ID: 091-05-0A-030.00
TITLE FILE NO: 9614146-2

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 1 (304 ERROL LN, NASHVILLE, TN 37209) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 7900, Page 216 and Plat Book 6900, Page 663.

(2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 7568, Page 400; Book 7888, Page 831; Book 8268, Page 626; Book 7601, Page 632 and Book 8268, Page 633.

(3) Easement(s) and/or right of way(s) as set forth in instrument(s) recorded at Book 8204, Page 219 and Book 8204, Page 281.

(4) Term(s) and/or provision(s) of the Agreement(s) recorded at Book 7497, Page 42.

Tennessee Certification of Electronic Document

I, KATLIN LONG, 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 10/31/2023 (date of document).

Katlin Long
Affiant Signature

10/31/2023
Date

State of PENNSYLVANIA

County of ALLEGHENY

Sworn to and subscribed before me this 31st day of OCTOBER, 2023.

Mike A
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