Karen Johnson Davidson County
Batch# 1161127 DEEDWARR
07/24/2024 08:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20240724-0055660

Prepared by:	Return to:
Summit Title & Escrow, LLC	Signature Title Services
6263 Poplar Avenue suite 801	640 Broadmor Boulevard Suite 100
Memphis, TN 38119	Murfreesboro, TN 37129
(901) 881-8600	615-724-7100

WARRANTY DEED

Effective as of 19th **day of July, 2024**, 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 **Jose L Hernandez and Lisseth Pleitez, husband and wife,** 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:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 116, Plan of Section 10-A, Cherry Hills, of record in Plat Book 4860, Page 97, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being a portion of the same property conveyed to ARVM 5, LLC, by Quitclaim Deed from VM Master Issuer, LLC, dated May 1, 2024, of record in Instrument No. 20240507-0033493, in the Register's Office for 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 regulations, all of record in the Register's Office of Davidson **County**, Tennessee; and **2024 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.

WITNESS the Grantor's hand on this 19th day of July 2024

GRANTOR:

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

By: _____
Kelly Hallford
Its: Authorized Signatory

STATE OF ARIZONA
COUNTY OF MARICOPA

Before me, personally appeared Kelly Hallford **, 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** Kelly Hallford **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** Kelly Hallford **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 Phoenix, AZ **, this** 19th **day of** July **, 2024.**

_____
Notary Signature
My commission expires: Aug 15, 2025

COLTON RICHARDSON
NOTARY PUBLIC - ARIZONA
Maricopa County
Commission Number 608994
My Comm. Expires Aug. 15, 2025

New Owner Name and Address to/ Mail tax bills to: Lisseth Pleitez and Jose Hernandez 117 Cedarcroft Ct. Nashville TN 37013 **Property Address:** 117 Cedarcroft Court Nashville, TN 37013 Parcel I.D. Numbers: 15010000900	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 **$400,000.00,** 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 23rd day of July , 2024 _____ NOTARY PUBLIC Commission expires: 03/01/2025

JENNIFER RUSSELL
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 7/19/24 (date of document).

Jennifer Russell
Affiant Signature

7/23/24
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 23rd day of July, 2024.

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL