Prepared by and return to:
Summit Title & Escrow, LLC
6000 Poplar Avenue
Suite 225
Memphis, TN 38119
(901) 881-8600

Karen Johnson Davidson County
Batch# 1227922 DEEDWARR
01/17/2025 12:06:30 PM 4 pgs
Fees: $23.00 Taxes: $1,461.50
20250117-0003995

WARRANTY DEED

Effective as of **19th day of December, 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 **Skyridge Ventures LLC, a Wyoming 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:

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

Parcel 1: Unit-A (105 11 2J 001.00)

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of 434 WINGROVE STREET HOMES, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 434 WINGROVE STREET HOMES, a Horizontal Property Regime, of record in Instrument No. 20210728-0101465 and Amendment recorded in Instrument No. 20210823-0113355, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to ARVM 5, LLC, by Quitclaim Deed from VM Master Issuer, LLC, of record in Instrument No. 20240412-0026138, in the Register's Office of Davidson County, Tennessee, dated April 11, 2024, and recorded on April 12, 2024.

Parcel 2: Unit-B (105 11 2J 002.00)

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of 434 WINGROVE STREET HOMES, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 434 WINGROVE STREET HOMES, a Horizontal Property Regime, of record in Instrument No. 20210728-0101465 and Amendment recorded in Instrument No. 20210823-0113355, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to ARVM 5, LLC, by Quitclaim Deed from VM

Master Issuer, LLC, of record in Instrument No. 20230324-0021373, in the Register's Office of Davidson County, Tennessee, dated March 14, 2023, and recorded on March 24, 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 **2025 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 18 day of December 2024

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, notary public of the state and county mentioned, 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, a Delaware Limited Liability Company, 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, a Delaware Limited Liability Company, 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 person **, this** 18 **day of December, 2024.**

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: Skyridge Ventures LLC 1220 2nd Avenue North 121 Nashville, TN 37208 **Property Address:** 434 Wingrove Street Nashville, TN 37203 Parcel I.D. Numbers: 105-11-2J-001.00- CO and 105 11 2J 002.00- CO	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 **$395,000.00,** 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 19 day of December, 2024 NOTARY PUBLIC Commission expires: 3/11/2026

SASSANDRA TUCKER
TENNESSEE NOTARY PUBLIC
My Comm Exp. March 11, 2026
COUNTY OF SHELBY

Tennessee Certification of Electronic Document

I, Alan Alsobrook, 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 12/19/2024 (date of document).

Affiant Signature

12/19/2024
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 19 day of December, 2024.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

PAMELA OPPENHUIZEN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 02-07-27