File Number: 25182890-ZZ

Karen Johnson Davidson County
Batch# 1252150 DEEDWARR
03/26/2025 08:05:30 AM 6 pgs
Fees: $33.00 Taxes: $1,905.50
20250326-0022458

THIS INSTRUMENT PREPARED BY: Caroline Dale for Betters Settlement Services LLC 6275 West Plano Parkway, Ste. 500 Plano, TX 75093	WHEN RECORDED RETURN TO: BCHH, 181 Montour Run Road, Coraopolis, PA 15108	Send Tax Bills to: Alexander Campbell and Thomas Anglim 4813 Lindell St, Nashville, TN 37216	Map & Parcel No. 061-03-0-105.00

General Warranty Deed

FOR AND IN CONSIDERATION of the sum of $515,000.00 cash in hand paid by Alexander Campbell, single and Thomas Anglim, single, as joint tenants, with right of survivorship, whose address is 4813 Lindell St, Nashville, Tennessee 37216 ("Grantee)"), and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, ARVM 5, LLC, a Delaware limited liability company, whose address is 5001 Plaza on the Lake, Suite 200, Austin, Texas 78746 ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Grantee, Grantee's successors and assigns (if applicable), a certain tract or parcel of land in County of Davidson, State of Tennessee, to-wit:

The real property more fully described in Exhibit "A," attached hereto and incorporated herein for all purposes.

Being the same real estate conveyed to Grantor by instrument recorded on 03/24/2023 at Instrument Number 20230324-0021373 in the Register's Office of Davidson County, Tennessee.

Subject to all valid easements, rights-of-way, reservations, covenants and restrictions of record.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Grantee, Grantee's heirs, successors and assigns in fee simple forever. And Grantor does hereby covenant with Grantee that Grantor is lawfully seized in fee of the afore-described real estate; that Grantor has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

As used herein, pronouns shall be construed according to their gender and number according to the context thereof.

Dated this 21st day of March, 2025.

[Signature Page Follows]

GRANTOR:

ARVM 5, LLC, a Delaware limited liability company

By: Kelly Hallford
Its: Authorized Signor

ACKNOWLEDGMENT

STATE OF ARIZONA)
)
COUNTY OF MARICOPA)

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared Kelly Hallford, the Authorized Signor of ARVM 5, LLC, a Delaware limited liability company, known to me (or proved to me on the oath of N/A or through N/A (description of identity card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 20th day of March, 2025.

Notary Public

My Commission Expires: 5/17/28

ELIZABETH ASHLEY KIEM
Notary Public - Arizona
Maricopa County
Commission # 667044
My Comm. Expires May 17, 2028

The following oath of consideration is required on all deeds transferring property:

STATE OF PA
COUNTY OF ALLEGHENY

The actual consideration or true value, whichever is greater for this transfer is $ 515,000.00 .

Affiant ROB NEWMAN

Subscribed and sworn before me, this 24 day of March , 2025 .

Notary

Commonwealth of Pennsylvania - Notary Seal
MIKE A KRIVOSKI - Notary Public
Beaver County
My Commission Expires April 2, 2029
Commission Number 1391157

File Number: 25182890-ZZ

Exhibit "A"

In the City/Borough/Town of Nashville, County of Davidson, and State/Commonwealth of Tennessee:

Being Lot 26 on the Plan of Lindell Heights of record in Book 1835, Page 14, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Parcel Number: 061-03-0-105.00

Commonly known as: 4813 Lindell St, Nashville, Tennessee 37216

Subject to all valid easements, rights-of-way, reservations, covenants and restrictions of record.

Tennessee Certification of Electronic Document

I, Rob Newman, 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 3-21-2025 (date of document).

Affiant Signature

3-24-2025
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 24 day of March, 20 25.

Notary's Signature

MY COMMISSION EXPIRES: 4/2/2029

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
MIKE A KRIVOSKI - Notary Public
Beaver County
My Commission Expires April 2, 2029
Commission Number 1391157