File Number: AM06250089-ZZ

Karen Johnson Davidson County
Batch# 1307014 DEEDWARR
08/08/2025 03:23:30 PM 5 pgs
Fees: $28.00 Taxes: $1,128.50
20250808-0063242

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: Toni Marie Hernandez, Amanda Vadia Kissick, and Donald Allen Kissick Jr. 521 Highland View Dr, Hermitage, TN 37076	Map & Parcel No. 042 08 0A 008.00

General Warranty Deed

FOR AND IN CONSIDERATION of the sum of $305,000.00 cash in hand paid by Toni Marie Hernandez, Amanda Vadia Kissick, and Donald Allen Kissick, Jr., whose address is 521 Highland View Dr, Hermitage, Tennessee 37076 ("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 3903 S Congress Ave #40298, Austin, TX 78704 ("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 08/17/2022 at Instrument Number 20220817-0093272 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 25th day of July, 2025.

[Signature Page Follows]

GRANTOR:

ARVM 5, LLC, a Delaware limited liability company

By: Alyssia Ventura
Its: Authorized Signor

ACKNOWLEDGMENT

STATE OF Texas)
)
COUNTY OF Williamson)

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared Alyssia Ventura, the Auth. Signor of ARVM 5, LLC, a Delaware limited liability company, known to me (or proved to me on the oath of _____ or through _____ (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 24 day of July, 2025.

Notary Public

My Commission Expires: 2-24-2026

CHRIS VENTURA
Notary Public, State of Texas
Comm. Expires 02-24-2026
Notary ID 133609987

OATH OF CONSIDERATION

The actual consideration for this transfer is $305,000.00. The assessed value is $52,650.00

Grantees: Toni Marie Hernandez, Amanda Vadia Kissick, and Donald Allen Kissick, Jr.,

Rob Newman, agent

SUBSCRIBED AND SWORN TO before me this 7 day of August, 2025.

Notary Public
My Commission Expires: 4-2-29

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

(For Recording Data Only)

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Exhibit "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 8 ON THE PLAN OF HERITAGE GLEN P.U.D. OF RECORD IN PLAT BOOK 6900, PAGE 981, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

Parcel Number: 042 08 0A 008.00

Commonly known as: 1748 Heritage Glen Dr., Madison, Tennessee 37115

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 7/25/2025 (date of document).

Affiant Signature

8/7/2025
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 7 day of August, 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