Karen Johnson Davidson County
Batch# 952204 DEEDWARRSP
12/15/2022 02:16:30 PM 7 pgs
Fees: $38.00 Taxes: $3,242.02
20221215-0130090

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Prepared by, and after recording, return to:
BCHH, Inc.
181 Montour Run Road
Coraopolis, PA 15108
Attention: Ashley Resko, Esq.
412-453-7430, aresko@bchhinc.com

New Owner Name and Mailing Address:
ARMM Asset Company 1 LLC
5001 Plaza on the Lake
Suite 200
Austin, TX 78746

SPECIAL WARRANTY DEED

THIS DEED, made to be effective as of the 14th day of December, 2022, 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 **ARMM Asset Company 1 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.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

EXECUTED by the undersigned this 9th day of December, 2022.

GRANTOR:

ARVM 5, LLC

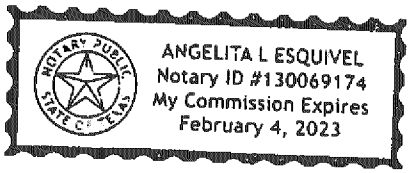
By: Main Street Renewal LLC
Its: Authorized Signor

By: _____
Name: Jay Eckert
Title: Authorized Signer

STATE OF TEXAS §
§
COUNTY OF TRAVIS §

The foregoing instrument was acknowledged before me this 9th day of December, 2022, 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 _____, as identification, 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:



_____
Notary Public

Commission Expires: 02/04/23

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 **$876,220.64**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT:

ARMM Asset Company 1 LLC

By: Lloyd E. Jones Jr

Name: Lloyd E. Jones Jr

Title: Agent

COMMONWEALTH OF PENNSYLVANIA §
COUNTY OF ALLEGHENY §

The foregoing instrument was acknowledged before me this 14th day of December, 2022, by Lloyd E. Jones Jr, as Agent of ARMM Asset Company 1 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:

BEING Lot 38 on the plan of JACKSON'S RETREAT, PHASE 1, SECTION 2 of record in Plat Book 5200, Pages 334 and 335, and Revised in Book 5972, Page 96, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Grantor by deed recorded 04/01/2021 at Instrument No. 20210401-0042812 in said Register's Office.

COMMONLY KNOWN AS: 1033 Jacksons Valley Rd, Hermitage, TN 37076
PARCEL ID: 086 07 0 054.00
TITLE FILE NO: 7938433-1

TRACT 2:

BEING Lot No. 210 on the plan of SECTION THREE, PRIMOSE ACRES, of record in Book 2900, Page 71, Register's Office for Davidson County, Tennessee.

Said Lot No. 210 fronts 130 feet on the Northwesterly side of Hamblen Drive and extends back 252.3 feet on the Northeasterly line and 209.5 feet on the Southwesterly line to a dead line, measuring 181 feet thereon.

BEING the same property conveyed to Grantor by deed recorded 05/23/2022 at Instrument No. 20220523-0059699 in said Register's Office.

COMMONLY KNOWN AS: 815 Hamblen Dr, Madison, TN 37115
PARCEL ID: 033 11 0 046.00
TITLE FILE NO: 8749833-1

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 1 (1033 JACKSONS VALLEY RD, HERMITAGE, TN 37076) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 5200, Pages 334 and 335 and Book 5972, Page 96.

(2) Declaration of Covenants, Conditions and Restrictions and By-Laws of record in Book 5741, Page 360.

(3) By-Laws of record in Book 5745, Page 294.

(4) Charter of HOA of record in Book 5745, Page 283.

AS TO TRACT 2 (815 HAMBLEN DR, MADISON, TN 37115) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 2900, Page(s) 71.

Tennessee Certification of Electronic Document

I, LLOYD E JONES JR, 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 12/14/2022 (date of document).

Affiant Signature

12/14/2022
Date

State of PENNSYLVANIA

County of ALLEGHENY

Sworn to and subscribed before me this 14TH day of DECEMBER, 2022.

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