Karen Johnson Davidson County
Batch# 992958 DEEDWARR
04/17/2023 04:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20230417-0028185

Prepared by and return to:
Summit Title & Escrow, LLC
6263 Poplar Ave, Suite 801
Memphis, Tennessee 38119
(901) 881-8600

WARRANTY DEED

Effective as of **14th day of April, 2023,** 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, **InvestSmart TN, LLC, a Tennessee Limited Liability Company** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **ARMM ASSET COMPANY 2, LLC, a Delaware 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:

Land in Davidson County, Tennessee, being Lot No. 45, on the Plan of Hampton Park (Formerly Chitwood Downs, a Planned Unit Development), of record in Book 6900, Pages 550, 551, and 552, as amended by Certificate of Correction of record in Book 7462, Page 445, and further amended by Amendment to Change Name of record in Book 8181, Page 112, Register's Office for said County, to which plan reference is hereby made for a more complete description.

This real property being all or part of the property conveyed by deed of record in Instrument No. 20230417-0028063 (FOR OFFICIAL USE ONLY), in the Register's Office of 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 regulation; all of record in the Register's Office of **Davidson County**, Tennessee; together with the **2023 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 in **Davidson** County, State of Tennessee on this the 14th day of April, 2023

GRANTORS:

InvestSmart TN, LLC, a Tennessee Limited Liability Company

By: Madison Adams
Madison Adams, Authorized Signer

STATE OF Florida
COUNTY OF Pasco

Before me, personally appeared Madison Adams, Authorized Signer of InvestSmart TN, LLC, 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 Authorized Signer of InvestSmart TN, LLC, the within named bargainor, a Limited Liability Company, and that such Madison Adams, Authorized Signer of InvestSmart TN, LLC as such Authorized Signer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Signer.

ID Provided Tennessee Driver's License

Witness my hand and seal, at office in Florida, **this** 14th **day of** April, **2023.**

Crystal Chillura
Notary Signature

CRYSTAL CHILLURA
Notary Public - State of Florida
Commission # HH51131
Expires on October 6, 2024

Printed Name: Crystal Chillura

My commission expires: 10/06/2024

Notarized online using audio-video communication

New Owner Name and Address to: ARMM ASSET COMPANY 2, LLC, a Delaware Limited Liability Company 5001 Plaza On The Lake #200 Austin, TX 78746 Property Address: 1732 Aaronwood Drive Old Hickory, TN 37138 Mail tax bills to: ARMM ASSET COMPANY 2, LLC, a Delaware Limited Liability Company 5001 Plaza On The Lake #200 Austin, TX 78746 Parcel I.D. Numbers: 063 16 0A 015.00	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 $335,000.00, 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 17 day of April, 2023 NOTARY PUBLIC Commission expires:

JOSEPH CARROLL
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 10-05-25

Tennessee Certification of Electronic Document

I, Stevie Friesth, 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 04/14/2023 (date of document).

Affiant Signature

04/14/2023
Date

State of TN

County of Shelby

Sworn to and subscribed before me this 14th day of April, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 6/2/25

NOTARY'S SEAL

ARIAN FLEMING
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMMISSION EXPIRES: JUNE 2, 2025