Karen Johnson Davidson County
Batch# 1001534 DEEDWARR
05/10/2023 09:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,098.90
20230510-0034755

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

WARRANTY DEED

Effective as of 8 **day of May, 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, **Dennis J. David And Angelica Gomez David, Husband And Wife** 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(s) 16, as shown on the map entitled Section Six Asheford Crossing RS7.5 Residential P.U.D, of record as Plat Instrument No. 20001010-0100374, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

This real property being all or part of the property conveyed by deed of record in Instrument No. 20171222-0130579, 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 8. day of May, 2023

GRANTORS:

~~DAVID~~ DENNIS DAVID

Dennis J. David

Angelica Gomez David

Angelica Gomez

STATE OF TN
COUNTY OF Davidson

On this 8 **day of** May, **2023, before me personally appeared Dennis J. David and Angelica Gomez David, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.**

Witness my hand, at office, this 8 **day of** May, **2023.**

JANA LYNN BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-02-2026

Notary Signature
My commission expires: 11.2.2026

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: 808 Cainbrook Court Nashville, TN 37013 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: 164 13 0B 016.00	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 $297,000.00, 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 9 day of May, 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 May 8th, 2023 (date of document).

Affiant Signature

May 10, 2023
Date

State of TENNESSEE

County of SHELBY

Sworn to and subscribed before me this 10th day of May, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 2/7/2027

NOTARY'S SEAL

R. ALAN ALSOBROOK
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 02-07-27