Karen Johnson Davidson County
Batch# 1008125 DEEDWARR
05/26/2023 11:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,888.85
20230526-0039942

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $510,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~25th~~ 26th day of May, 2023

Notary Public

MY COMMISSION EXPIRES: 10-05-2025

(AFFIX SEAL)

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

File No. DH-23-4518

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ARMM Asset Company 2, LLC, a Delaware Limited Liability Company	Same as new Owner	
(NAME) 5001 Plaza on the Lake	(NAME)	071-08-0V-001.00CO
(ADDRESS) Austin, TX 78746	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Orlando Group, LLC, a Tennessee limited liability company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ARMM Asset Company 2, LLC, a Delaware limited liability company**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit A of Homes at 341 Edwin Street, a Horizontal Property Regime with Private Elements located at Nashville, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 341 Edwin Street, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20201104-0129153, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 341 Edwin Street, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat files as Exhibit "B" to said Declaration appearing in Instrument No. 20201104-0129153, and bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being a portion of the same property conveyed to Orlando Group, LLC, a Tennessee Limited Liability Company by Quitclaim deed from Stacy Reigle, unmarried of record in Instrument No. 20201030-0127009 Register's Office for Davidson County, Tennessee, dated October 30, 2020 and recorded on October 30, 2020.

This is property more commonly known as 341 Edwin Street, Unit A, Nashville, TN 37207.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 my/our hand this 25th day of May, 2023.

Orlando Group LLC, a Tennessee Limited Liability Company

By: _____
Joshua L. Hunter, authorized agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a notary public of the state and county mentioned, personally appeared Joshua L. Hunter, 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 agent of Orlando Group, the within named bargainor, a Limited Liability Company, and that such Joshua L. Hunter, as such authorized agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as authorized agent.

Witness my hand and seal, at office in Nashville, TN, this 25th day of May, 2023.

D Hardwick
Notary Signature

My commission expires: 03/09/2027

D. HARDWICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

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 25th, 2023 (date of document).

Affiant Signature

May 26th, 2023
Date

State of TN

County of Shelby

Sworn to and subscribed before me this 26th day of May, 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