Karen Johnson Davidson County
Batch# 1014997 DEEDWARR
06/14/2023 12:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20230614-0045389

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$325,000.00**

Subscribed and sworn to before me this 13 day of June, 2023.

Notary Public **Affiant**

My Commission Expires: _____

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-26-2025

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
ARMM Asset Company 2 LLC, **a Delaware Limited Liability Company** **5001 Plaza on the Lake, Suite 200** **Austin, TX 78746**	Same as New Owner	**063-16-OA-020.00-CO**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **MELINDA DUNCAN, OLIVIA CAMILLE DUNCAN AND ALEXIA SIMONE DUNCAN, HEIRS-AT-LAW OF BOBBY DUNCAN,** have this day bargained and sold, and do hereby transfer and convey unto the said **ARMM ASSET COMPANY 2 LLC, A DELAWARE LIMITED LIABILITY COMPANY**, the Grantee herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot(s) 50, as shown on the map entitled Hampton Park (formerly known as Chitwood Downs, a Planned Unit Development), of record In Plat Book 6900, pages 550-552, corrected in Book 7462, page 445 and Book 8110, page 401 and amendment to change name of record in Book 8181, page 112, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to BOBBY DUNCAN, MARRIED, by deed from JOSEPH R. LOFTUS AND WIFE, WANDA R. LOFTUS, of record in Instrument No. 20070405-0041155, dated March 30, 2007, said Register's Office. BOBBY DUNCAN having since died intestate on or about December 18, 2020 leaving his Heirs-at -Law MELINDA DUNCAN, MIKYAN DUNCAN, OLIVIA CAMILLE DUNCAN AND ALEXIA SIMONE DUNCAN said property. MIKYAN DUNCAN has conveyed his interest in said property to MELINDA DUNCAN by quitclaim deed of record in Instrument No. 20211028-0145225, dated October 25, 2021, said Register's Office.

Also see Heirship Affidavit of record in Instrument No. 202306140045388 **said Register's Office.**

This improved property known as: 1752 Aaronwood Drive, Old Hickory, TN 37138.

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, their successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 13th day of June, 2023.

MELINDA DUNCAN

OLIVIA CAMILLE DUNCAN

ALEXIA SIMONE DUNCAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **Russell Freeman,** a Notary Public in and for said County and State, **MELINDA DUNCAN, OLIVIA CAMILLE DUNCAN AND ALEXIA SIMONE DUNCAN,** the within named Bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this the 13th day of June, 2023.

My Commission Expires: 12/03/2024

NOTARY PUBLIC

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, 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 **6/13/2023** [DATE].

AFFIANT SIGNATURE

June 13, 2023
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the **13th** day of **June**, 2023.

Notary Signature
My Commission Expires: 4/26/25
[SEAL]

