THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230544614**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: ~~$365,500.00~~. Affiant Subscribed and sworn to before me, this ~~16th~~ 20TH day of June, 2023. Notary Public My Commission Expires: _____

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

Karen Johnson Davidson County
Batch# 1016682 DEEDWARR
06/20/2023 11:40:30 AM 3 pgs
Fees: $18.00 Taxes: $1,352.35
20230620-0046680

WARRANTY DEED

Address New Owner: ARMM Asset Company 2 LLC, a Delaware Limited Liability Company 5001 Plaza on the Lake, Ste 200 Austin, TX 78746	Send Tax Bills To: ARMM Asset Company 2 LLC, a Delaware Limited Liability Company 5001 Plaza on the Lake, Ste 200 Austin, TX 78746	Tax Information: Tax Parcel ID No. 119-05-0-302

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kevin Robert Lorenz, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **ARMM ASSET COMPANY 2 LLC, A DELAWARE LIMITED LIABILITY COMPANY**, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Cumberland Nurseries, Resubdivision of Lots 84 and 85, Blocks 23 and 24, as of record in Plat Book 8250, Page 709, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to KEVIN ROBERT LORENZ, by deed from HOME ADVANTAGE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20170213-0014584 , dated February 10, 2017 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 119-05-0-302.00.

Matters shown on the Plan of record in Plat Book 8250, page 709, said Register's Office.

This is improved property located at 224 Joyner Avenue Nashville TN 37210

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of June, 2023.

Kevin Robert Lorenz

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kevin Robert Lorenz, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of June, 2023.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 05-09-2026

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 6/16/2023 (date of document).

Affiant Signature

6/22/2023
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 22nd day of June, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 2/2/2027

NOTARY'S SEAL

PAMELA OPPENHUIZEN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 02-07-27