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Karen Johnson Davidson County
Batch# 1019372 DEEDWARR
06/27/2023 10:10:30 AM 3 pgs
Fees: $18.00 Taxes: $1,269.10
20230627-0048733

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 **26th day of June, 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, **Hanna Noelle Hayes, an Unmarried Woman and Aaron Joseph Ruiz, an Unmarried Man** 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. 14 on the Plan of Phase III - Revision, Conway Court, of record in Book 7900, Page 689, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

This real property being all or part of the property conveyed to the grantor by deed of record in Instrument No. 20200923-0109446, 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 6/26/2023 day of June, 2023

6/26/2023

GRANTORS:

DocuSigned by:
Hannah Noelle Hayes
3292AE1AEA3246D...
Hannah Noelle Hayes

DocuSigned by:
Aaron Joseph Ruiz
50C5FF73E0D84D1...
Aaron Joseph Ruiz

STATE OF TN
COUNTY OF Shelby

On this 6/26/2023 **day of** _____, **2023, by audio-video communication personally appeared, Hannah Noelle Hayes and Aaron Joseph Ruiz, 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 _____ **day of** _____, **2023.**

DocuSigned by:
A0833967D052480...
6/26/2023
Notary Signature
My commission expires:

L.A. QUINN
TENNESSEE NOTARY PUBLIC
Shelby County
ONLINE NOTARY PUBLIC
My Commission Expires: February 7, 2027

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: 4611 Conway Court 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: 064 13 0B 123.00	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 $343,000.00, 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 27 day of June, 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 June 26th, 2023 (date of document).

Affiant Signature

June 27th, 2023
Date

State of TN

County of Shelby

Sworn to and subscribed before me this 27th day of June, 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