Karen Johnson Davidson County
Batch# 1019819 DEEDWARR
06/27/2023 03:52:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230627-0049016

STATE OF
COUNTY OF
I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0. (Transfer tax previously paid on subject property in Warranty Deed of record at Instrument Number 20230530-0040633, which inadvertently listed the name of the Grantee incorrectly.)

Affiant

Subscribed and sworn to before me, this 12 day of June, 2023.

Notary Public
My commission expires:
10-05-2023

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

THIS INSTRUMENT WAS PREPARED BY
Summit Title and Escrow, LLC
6263 Poplar Ave, Ste 801
Memphis, TN 38119

CORRECTIVE WARRANTY DEED *

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
ARMM Asset Company 2 LLC, a Delaware Limited Liability Company	**ARMM Asset Company 2 LLC, a Delaware Limited Liability Company**	**087050A06500CO**
5001 Plaza on the Lake, Ste 200	**5001 Plaza on the Lake, Ste 200**	
Austin, TX 78746	**Austin, TX 78746**	

THIS DEED is made and entered this 9 day of June, 2023, by and between **Marvin Jenkins and Gabrielle Jenkins, husband and wife,** hereinafter referred to as Grantor, and **ARMM Asset Company 2 LLC, a Delaware Limited Liability Company,** hereinafter referred to as Grantee.

*Marvin Jenkins and Gabrielle Jenkins, husband and wife, execute this Corrective Warranty Deed in order to correct the Grantee name listed in the Warranty Deed dated May 26, 2023 and of record in Instrument Number 20230530-0040633, in the Register's Office of Davidson County, Tennessee.

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, the Grantor has bargained, sold, conveyed and by these presents does transfer, sell and convey unto 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 descrived as follows:

Land in Davidson County, Tennessee, being Lot No. 91, on the Plan of Farmingham Woods, Phase II, Section I, of record in Book 7900, Page 306, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and legal description of said property.

Being the same property conveyed to Marvin Jenkins and Gabrielle Jenkins, by Special Warranty Deed (Corporation) from Wells Fargo Bank National Association, as Trustee for Freemont Investment & Loan SABR 2005-FR2 by: Saxon Mortgage Services, Inc., dated June 21, 2006, of record in Instrument No. 20060629-0077848, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 5932 Colchester Dr, Hermitage, TN 37076.

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 in 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.

Marvin W. Jenkins Date: 06/09/2023
Marvin Jenkins

Gabrielle A Jenkins Date: 06/09/2023
Gabrielle Jenkins
By: Marvin W. Jenkins By Marvin W. Jenkins Attorney in fact
Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Marvin Jenkins the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

MICHELLE CRAWFORD NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES OCTOBER 2, 2023

Witness my hand, at office, this 9 day of June, 2023.

NOTARY PUBLIC

My Commission Expires: 10/2/2023

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Marvin W. Jenkins with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact of Gabrielle Jenkins, and is authorized by her to execute this instrument on her behalf by virtue of a Power of Attorney recorded in ~~Book~~ ~~Page~~ _____, in said Register's Office. INSTRUMENT NO. 20230526-0049091

Witness my hand, at office, this 9 day of June, 2023.

MICHELLE CRAWFORD NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES OCTOBER 2, 2023

NOTARY PUBLIC

My Commission Expires: 10/2/2023

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 9th, 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