WARRANTY DEED

Karen Johnson Davidson County
Batch# 1029013 DEEDWARR
07/20/2023 03:15:30 PM 5 pgs
Fees: $28.00 Taxes: $1,232.10
20230720-0056116

STATE OF TENNESSEE
COUNTY OF Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $333,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF JULY, 2023.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
ARMM Asset Company 2 LLC, a Delawarre Limited Liability Company	ARMM Asset Company 2 LLC, a Delaware Limited Liability Company	Parcel ID: 064 16 0C 002.00CO
(NAME) 5001 Plaza on the Lake, Ste 200	(NAME) 5001 Plaza on the Lake, Ste 200	
(ADDRESS) Austin, TX 78746	(ADDRESS) Austin, TX 78746	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Andrew J. Parkhurst, Kelley R. Andersen and Robert J. Parkhurst, in equal shares as tenants in common,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **ARMM Asset Company 2 LLC, a Delaware Limited Liability Company**, hereinafter called the Grantees, 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 Lot No. 2 on the plan of Wembley Downs, Section One, Second Revision, as of record in Plat Book 7900, Page 301, 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 Sandra H. White and husband, Jimmie D. White from Bryan Haas and wife, Cherrie Haas by Warranty Deed dated April 15, 2008 and recorded on April 22, 2008 in Instrument No. 20080422-0041087, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Sandra H. White, an unmarried woman from Jimmie D. White by Quitclaim Deed dated July 9, 2012 and recorded on July 18, 2012 in Instrument No. 20120718-0063100, Register's Office for Davidson County, Tennessee.

The said Sandra H. White having since died intestate on April 18, 2023, leaving as her only heirs-at-law her children, Andrew J. Parkhurst, Kelley R~~Anderson~~ and Robert J. Parkhurst, as evidenced by Affidavits of Heirship being simultaneously recorded herewith.

Further being the same property conveyed to Andrew J. Parkhurst, Kelley R~~Anderson~~ and Robert J. Parkhurst, in equal shares as tenants in common, from Andrew J. Parkhurst, Kelley R~~Anderson~~ and Robert J. Parkhurst, the heirs-at-law of Sandra H. White, deceased, by Quitclaim Deed dated 7/7/2023 and recorded on 7/7/2023 in Instrument No. 20230707-0052180, Register's Office for Davidson County, Tennessee.

*Andersen

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 503 Selsey Court South, 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 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 our hands this 5th day of July, 2023

Andrew J. Parkhurst

STATE OF NJ

COUNTY OF Bergen

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Andrew J. Parkhurst, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th day of July, 2023.

Notary Public

My Commission Expires: June 24th 2024

(SEAL)

Delia J. Calliste-Johnson
NOTARY PUBLIC
State of New Jersey
ID # 50107459
My Commission Expires
June 24, 2024

Witness our hands this 18th day of July, 2023

Kelley R. Andersen

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Kelley R. Andersen, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th day of July, 2023.

Notary Public

My Commission Expires: 4/26/25

(SEAL)

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Witness our hands this 19th day of July, 2023

Robert J. Parkhurst

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Robert J. Parkhurst, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th day of July, 2023.

Notary Public

My Commission Expires: 4/26/25

(SEAL)

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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 July 5th, 2023 (date of document).

Affiant Signature

July 20th, 2023
Date

State of TN

County of Shelby

Sworn to and subscribed before me this 20th day of July, 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