Karen Johnson Davidson County
Batch# 1030244 DEEDWARR
07/25/2023 10:11:30 AM 4 pgs
Fees: $23.00 Taxes: $1,546.60
20230725-0057191

Name and Address of New Owner:
ARMM ASSET COMPANY 2 LLC, a Delaware Limited Liability Company
5001 Plaza On The Lake, #200
Austin, TX 78746
Phone: (512) 851-8911

Send Tax Bills To:
ARMM ASSET COMPANY 2 LLC, a Delaware Limited Liability Company
5001 Plaza On The Lake, #200
Austin, TX 78746
Phone: (512) 851-8911

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 058 09 0A 193.00

WARRANTY DEED

Effective as of 24th day of July, 2023, for an in consideration of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Rodney Gilbert, unmarried and Charlene Gilbert A/K/A Charlene P. Brewster, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **ARMM ASSET COMPANY 2 LLC, a Delaware Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 184, on the Plan of Jordan Ridge at Eaton's Creek, Phase 7 - Section 1 "A Cluster Lot Planned Unit Development" Formerly Creekside Trails, of record in Instrument No. 20070824-0101605, 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 Rodney Gilbert and Charlene Gilbert, married by Quitclaim Deed dated September 29, 2020 from Charlene P. Brewster, recorded October 1, 2020 in Instrument No. 20201001-0113631 in the Register's Office.

Being the same property conveyed to Charlene P. Brewster, unmarried by Special Warranty Deed from NVR. Inc., a Virginia Corporation TIA Fox Ridge Homes, recorded on July 01, 2008, of record in Instrument No. 2008070 10067526, Register's Office for Davidson County. Tennessee. Being part of the same property conveyed to NVR, Inc t/a Fox Ridge Homes, by deed from Tenn. Contractors, Inc., of record in Instrument 20080331-0031601, Register's Office for Davidson County, Tennessee.

Charlene P. Brewster and Charlene Gilbert are one and the same person

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This property more commonly known as 301 Gwendolyn Court, Lot 184, Nashville, TN 37218. This property is a corner lot AKA 2776 Cato Ridge Drive, Nashville, TN 37218.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 21st day of July, 2023.

_____ (SEAL)
Rodney Gilbert

_____ (SEAL)
Charlene Gilbert A/K/A Charlene P. Brewster

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of July, 2023, before me personally appeared Rodney Gilbert, 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 21st day of July, 2023.

_____
Notary Signature
My commission expires:

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of July, 2023, before me personally appeared Charlene Gilbert A/K/A Charlene P. Brewster, 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 21st day of July, 2023.

Notary Signature
My commission expires:

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $418,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Kelsea McAuliffe
(Affiant)

Sworn to and subscribed before me this
21st day of July, 2023.

Notary Public
My commission expires:
File No. ~~2023-~~6142-SK

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

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 July 24th, 2023 (date of document).

Affiant Signature

July 25th 2023
Date

State of TN

County of Shelby

Sworn to and subscribed before me this 25th 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