Karen Johnson Davidson County
Batch# 1038400 DEEDWARR
08/15/2023 01:39:30 PM 6 pgs
Fees: $33.00 Taxes: $1,405.63
20230815-0063524

Warranty Deed

CASSIE TUCKER STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY, TN My Comm. Exp. 03-11-26	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $379,900.00. Affiant Subscribed and sworn to before me, this the 11th day of August, 2023. Notary Public My commission expires: 3/11/2026

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
ARMM Asset Company 2 LLC, a Delaware Limited Liability Company	New Owner(s)	050 02 0A 078.00
5001 Plaza on the Lake, #200		
Austin, TX 78746		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DONALD J. SOUZA, TRUSTEE OF THE DONALD J. SOUZA REVOCABLE TRUST, DATED NOVEMBER 26, 2018**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ARMM ASSET COMPANY 2 LLC, A DELAWARE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 78 on the Plan of Final Plat for Belle Arbor PUD, Phase 1 of record in Instrument No. 20091221-0115842, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Donald Souza, unmarried by Warranty deed from Robert C. Fredere, III and Joanna F. Fredere, wife and husband of record in Instrument No. 20180321-0026771 Register's Office for Davidson County, Tennessee, dated March 19, 2018 and recorded on March 21, 2018.

Being the same property conveyed to Donald J. Souza, Trustee of the Donald J. Souza Revocable Trust, created November 26, 2018 by Quitclaim deed from Donald J. Souza of record in Instrument No. 20190321-0025682 Register's Office for Davidson County, Tennessee, dated March 07, 2019 and recorded on March 21, 2019.

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.

The address of the herein described property is believed to be 3799 Willow Creek Road, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 11th day of August, 2023.

The Donald J. Souza Revocable Trust, dated November 26, 2018

By: _____
Donald J. Souza, Trustee

STATE OF **California**
COUNTY OF **Marin**

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Donald J. Souza, Trustee of The Donald J. Souza Revocable Trust, dated November 26, 2018, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 11th day of August, 2023.

_____
Notary Public

My Commission Expires: **6/19/27**

MICHAEL JUDSON
Notary Public - California
Marin County
Commission # 2447734
My Comm. Expires Jun 19, 2027

Exhibit A

Certificate of Trust

BEFORE ME, the undersigned authority, on this day personally appeared Donald J. Souza, as Trustee, who being first duly sworn, deposes and says that:

1. The following Trust is the subject of this Affidavit:
   Donald J. Souza Revocable Trust, created November 26, 2018

2. The names of the currently acting Trustee is:
   i. **Donald J. Souza, as Trustee**

3. There are no currently acting co-trustees.

4. The signatory hereof is currently the acting Trustee of the Trust named herein.

5. Pursuant to the provisions of Article Six of the Declaration of Trust, during his lifetime, if Donald J. Souza fails or ceases to serve as Trustee, the following individual(s) are duly appointed as the Successor Trustee with the same powers as stated herein, in the order designated:

   a. Katherine Christine Souza-Jenkins, as Successor Trustee; then
   b. Christopher Jasen Bennett, as Successor Trustee; and then
   c. Nicolas Maliani, as Successor Trustee

6. The legal description of the real estate held by the Trust is:

   Land in Davidson County, Tennessee, being Lot No. 78 on the Final Plat of Belle Arbor PUD, Phase 1, as shown on plan of record in Instrument No. 20091221-0115842, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

7. The Trust is currently in full force and effect and has not been revoked, modified, or amended in any manner that would cause the representations contained in this Certificate of Trust to be incorrect.

8. The Trust is revocable.
   a. The person holding the power to revoke the Trust is Donald J. Souza.

9. The signatory hereof has been granted full power and authority under the Trust provisions to take the following action(s), to wit:

   i. to sell; to grant options to purchase, to sell on any terms; to take back, foreclose and release mortgages; to convey either with or without consideration, to carry back financing; to convey said real estate or any part thereof to a successor or successors in trust, all of the title, estate, powers and authorities vested in said Trustee; to release, convey or assign any right, title use or interest in or to said real estate or any part thereof; and to deal with said property and every part thereof in all other ways and for other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter, including filing lawsuits and hiring counsel.

10. Every deed, trust deed, mortgage, lease, management agreement or other instrument executed by Trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument:

    a. That at the time of the delivery thereof the Trust created by said Declaration of Trust was in full force and effect;

    b. That such conveyance or other instrument was executed in accordance with the conditions and limitations contained in said Declaration of Trust and binding upon all beneficiaries thereunder;

    c. That Trustee is duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage, management agreement or other instrument;

    d. If the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, duties and obligations of the said predecessor in trust; and

The signatory hereof declare that the foregoing statements are true and correct, under penalty of perjury.

FURTHER AFFIANT SAYETH NOT.

WITNESS the Grantor's hand on this on this 11 day of August, 2023

Affiant:
The Donald J. Souza Revocable Trust, created November 26, 2018

Donald J. Souza, as Trustee

STATE OF **California**

COUNTY OF **Marin**

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared Donald J Souza, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath or affirmation that she executed the within instrument of her own free act and deed for the purposes therein contained.

WITNESS my hand and seal, at office in **Marin** County, **CA** this **11th** day of **August**, 2023.

Notary Public
My Commission Expires: ~~6/19/2~~ 6/19/27

MICHAEL JUDSON
Notary Public - California
Marin County
Commission # 2447734
My Comm. Expires Jun 19, 2027

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 August 11th, 2023 (date of document).

Affiant Signature

August 15th, 2023
Date

State of TN

County of Shelby

Sworn to and subscribed before me this 15th day of August, 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