Karen Johnson Davidson County
Batch# 1041460 DEEDWARR
08/22/2023 02:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,135.90
20230822-0065657

CASSIE TUCKER
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 03-11-26

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $307,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 21st day of August, 2023.

NOTARY PUBLIC

My commission expires: 3/11/2026

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
ARMM Asset Company 2 LLC, a Delaware Limited Liability Company (NAME)	ARMM Asset Company 2 LLC, a Delaware Limited Liability Company (NAME)	042 08 0A 001.00
5001 Plaza on the Lake, Ste. 200 (ADDRESS)	5001 Plaza on the Lake, Ste. 200 (ADDRESS)	
Austin, TX 78746	Austin, TX 78746	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Alfreida Lynn Benton, an unmarried person,** hereinafter called the **GRANTOR(S)**, have/has 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 successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 1, of Heritage Glen P.U.D. of record in Plat Book 6900, Page 981, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Alfreida Lynn Adams*, by Quitclaim Deed from Matthew Dean Adams, of record in Instrument No. 20140411-0030668, in the Register's Office of Davidson County, Tennessee. Further being the same property conveyed to Alfreida Lynn Benton from Alfreida Lynn Adams, as a means of changing her legal name of record, by Deed of record in Instrument No. 20190124-0007166, in the Register's Office of Davidson County, Tennessee.

*Alfreida Lynn Benton is one and the same person as Alfreida Lynn Adams.

This property is __unimproved _X_ improved property known as: 1737 Heritage Glen Drive, Madison, TN 37115.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the

of the Register of Deeds where the real property is situated.

Witness our hands this 21st day of August, 2023.

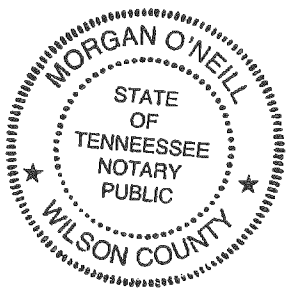
Alfreida Lynn Benton

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Alfreida Lynn Benton, the herein bargainor, 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.

Witness my hand and official seal, this the 21st day of August, 2023.

Notary Public
My Commission Expires: 5-31-26



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 21st, 2023 (date of document).

Affiant Signature

August 22nd, 2023
Date

State of TN

County of Shelby

Sworn to and subscribed before me this 22nd 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