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Prepared by and return to:
Summit Title & Escrow, LLC
6263 Poplar Ave, Suite 801
Memphis, Tennessee 38119
(901) 881-8600

Karen Johnson Davidson County
Batch# 1046596 DEEDWARR
09/06/2023 11:12:30 AM 3 pgs
Fees: $18.00 Taxes: $1,087.80
20230906-0069838

WARRANTY DEED

Effective as of **5th day of September, 2023,** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Kelly Ann Breitigan, an unmarried person** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **ARMM Asset Company 2 LLC, a Delaware Limited Liability Company** hereinafter called 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 described as follows:

Land in Davidson County, Tennessee, being Lot No. 120 on the Plan of Phase III, Jackson's Retreat of record in Plat Book 5200, Page(s) 517 and 518, in the 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 Jeremiah J. Breitigan by Deed of record in Instrument No. 20160906-0093385, in the Register's Office of Davidson County, Tennessee. The said Jeremiah J. Breitigan died testate on or around September 15, 2021. The Last Will and Testament of Jeremiah James Breitigan, as probated by Order in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) at Docket No. 21P2003, vested title of the subject property in both the Personal Representative of the Estate of Jeremiah James Breitigan and in Kelly Ann Breitigan by specific bequest. Kristal Carbine, Executrix of the Estate of Jeremiah James Breitigan, Deceased, as appointed by the above referenced Order, subsequently conveyed any of the Estate's remaining interest in the subject property by Executor Deed to Kelly Ann Breitigan, of record in Instrument No. 20220311-0028958, in the Register's Office of Davidson County, Tennessee.

This property is unencumbered except for all applicable restrictions, easements, visible easements, matters appearing on the plan(s) of record; and all matters referenced in the master deed and by-laws in additional to applicable government and zoning regulation; all of record in the Register's Office of **Davidson County**, Tennessee; together with the **2023 Davidson County**, Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's successors, 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 the Grantor's hand in **Davidson** County, State of Tennessee on this the 5 day of September, 2023

GRANTORS:

DocuSigned by:
Kelly Ann Breitigan

Kelly Ann Breitigan

STATE OF TENNESSEE
COUNTY OF Shelby

On this 5 day of September, 2023, before me, by audio-video communication, appeared Kelly Ann Breitigan, 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 5 day of September, 2023.

L.A. QUINN TENNESSEE NOTARY PUBLIC Shelby County
ONLINE NOTARY PUBLIC
My Commission Expires: February 7, 2027

DocuSigned by:

Notary Signature
My commission expires:

New Owner Name and Address to: ARMM Asset Company 2 LLC, a Delaware Limited Liability Company 5001 Plaza On The Lake #200 Austin, TX 78746 Property Address: 1416 Autumn Knoll Road Hermitage, TN 37076 Mail tax bills to: ARMM Asset Company 2 LLC, a Delaware Limited Liability Company 5001 Plaza On The Lake #200 Austin, TX 78746 Parcel I.D. Numbers: 086 07 0 076.00	I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred whichever is greater is $294,000.00, which amount is equal to or greater that the amount which the property transferred would command at a fair and voluntary sale. AFFIANT Subscribed and sworn to before me this 5th day of September, 2023 NOTARY PUBLIC Commission expires:

PAMELA OPPENHUIZEN STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY, TN My Comm. Exp. 02-07-27

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 September 5th, 2023 (date of document).

Affiant Signature

September 6th, 2023
Date

State of TN

County of Shelby

Sworn to and subscribed before me this 6th day of September, 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