Karen Johnson Davidson County
Batch# 1053954 DEEDWARR
09/26/2023 08:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,006.40
20230926-0075380

WARRANTY DEED

NATASHA VUCKO VIC-SOARES
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 10-05-25

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $272,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE day of September, 2023

Notary Public

MY COMMISSION EXPIRES: 10/05/25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ARMM Asset Company 2 LLC, a Delaware Limited Liability Company	ARMM Asset Company 2 LLC, a Delaware Limited Liability Company	043 09 0 321.00
(NAME)	(NAME)	
5001 Plaza on the Lake, 200	5001 Plaza on the Lake, 200	
(ADDRESS)	(ADDRESS)	
Austin, TX 78746	Austin, TX 78746	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten 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, **Z1, LLC, a Tennessee Limited Liability Company and B&F Projects, LLC, a Tennessee Limited Liability Company,** hereinafter called the GRANTORS, 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 GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING part of Lot No. 2 of Block "L" on the Map of Woodlawn Estate, of record in Plat Book 843, Page 82, Register's Office for said County, described as follows: beginning at a point 82.5 feet East of the Southeast corner of Kate Street and Duling Avenue, which point is in the Southerly margin of Duling Avenue; thence from said beginning Point Southwardly 100 feet to a point in the common line of Lots 2 and 3; thence with the line between said two lots Eastwardly 82.5 feet; thence at right angles northwardly 21 feet to the Southwest corner of Lot 1, continuing in the same direction and with the line between Lots 1 and 2, 79 feet in all a total of 100 feet to the Southerly margin of Duling Avenue; thence with same Westwardly 82.5 feet to the beginning.

Being the same property conveyed to Z1, LLC and B&F Projects, LLC, by deed from Leroy Preston III and wife, Melody Preston and Kenneth Ross and wife, Doris Ross of record in Instrument No. 20220225-0021546, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 310 Duling Avenue, Nashville, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hands this 21st day of September, 2023.

Z1, LLC, a Tennessee Limited Liability Company

By: _____
I. Dyke Tatum, Authorized Agent

B&F Projects, LLC, a Tennessee Limited Liability Company

By: _____
I. Dyke Tatum, Authorized Agent

State of Tennessee
County of Davidson

On this 21st day of September, 2023, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared before me I. Dyke Tatum, the Authorized Agent of Z1, LLC, a Tennessee Limited Liability Company, with whom I am personally acquainted (or has proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and notary seal this 21st day of September, 2023.

_____
Notary Public Theresa L. Smith
My Commission Expires: 9/7/2026

THERESA L. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

On this 21st day of September, 2023, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared before me I. Dyke Tatum, the Authorized Agent of B&F Projects, LLC, a Tennessee Limited Liability Company, with whom I am personally acquainted (or has proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and notary seal this 21st day of September, 2023.

_____
Notary Public Theresa L. Smith
My Commission Expires: 9/7/2026

THERESA L. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

File No.: 23-ARMMASSET

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 21st, 2023 (date of document).

Affiant Signature

September 26th, 2023
Date

State of TN

County of Shelby

Sworn to and subscribed before me this 26th 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