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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# 1066835 DEEDWARR
10/31/2023 02:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,320.90
20231031-0085136

WARRANTY DEED

Effective as of **27th day of October, 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, **Nelly E. Alvarez Peralta, an unmarried woman** 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. 39 on the plan of Roxborough, as of record in Plat Book 5200, Page 63, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
>
> Being the same property conveyed to Grantor by Deed of record in Instrument No. 20151014-0104419, 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 **2024 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 27 day of October, 2023

GRANTORS:

DocuSigned by:
Nelly Alvarez Peralta
Nelly E. Alvarez Peralta

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 27 day of October, 2023, before me, by audio-video communication, appeared Nelly E. Alvarez Peralta, 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 27 day of October, 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: 5204 Lana Renee Court 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: 098 02 0 018.00	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 $357,000.00, which amount is equal to or greater that the amount which the property transferred would command at a fair and voluntary sale. Marissa Boyett AFFIANT Subscribed and sworn to before me this 27th day of October, 2023 NOTARY PUBLIC Commission expires: 8/21/2027

JULIA SPRINGFIELD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY MY COMM. EXPIRES 08/21/2027

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 October 27th, 2023 (date of document).

Affiant Signature

October 31st, 2023
Date

State of TENNESSEE

County of SHELBY

Sworn to and subscribed before me this 31st day of October, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 2/7/2027

NOTARY'S SEAL

R. ALAN ALSOBROOK
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 02-07-27