Karen Johnson Davidson County
Batch# 1069138 DEEDWARR
11/06/2023 04:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,098.90
20231106-0086875

# WARRANTY DEED

STATE OF ~~TENNESSEE~~ Colorado
COUNTY OF Arapahoe

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $297,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF OCTOBER, 2023.

Notary Public

MY COMMISSION EXPIRES: Nov 6th 2023
(AFFIX SEAL)

FRANCINE ORTEGA SILERIO
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20194041991
MY COMMISSION EXPIRES NOV 6, 2023

**THIS INSTRUMENT WAS PREPARED BY**
**First Integrity Title Company, 501 S. Cherry St, Suite 700, Glendale CO. 80246**

File No.: 108-2312635-S

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL NO(S). |
|---|---|---|
| ARMM Asset Company 2, LLC a Delaware limited liability company | ARMM Asset Company 2, LLC a Delaware limited liability company | 053 06 0B 090.00 |
| (NAME) | (NAME) | |
| 5001 PLaza on the Lake, Suite 200 | 5001 Plaza on the Lake Suit 200 | |
| (ADDRESS) | (ADDRESS Austin TX 78746 | |
| Austin TX 78746 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Ninety-Seven Thousand And No/100 Dollars ($297,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JOHN M. TOTH AND WIFE, BRITTNY TOTH**, 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 SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 139 ON THE PLAN OF WATERFORD, PHASE 5B, AS OF RECORD IN PLAT BOOK 7900, PAGE 838-839, 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 JOHN M. TOTH AND WIFE, BRITTNY TOTH, FROM STEVEN A. FRANCIS AND WIFE, JULIE K. FRANCIS, BY WARRANTY DEED RECORDED APRIL 18, 2011 AT INSTRUMENT NO. 20110418-0029609, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE**

unimproved ☐
This is improved ☒ property, known as 504 Riverway Cove Ln, Old Hickory, TN 37138
(House No.) (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 successors 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 successors 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 our hands this 10th day of October, 2023.

John M. Toth

Brittny Toth

STATE OF TENNESSEE

COUNTY OF Sumner

The foregoing instrument was acknowledged before me this 10 day of October, 2023, by John M. Toth and wife, Brittny Toth

Notary Public

Witness my hand and official seal.
My Commission Expires: 4/23/2025

Crystal Johnson
State of Tennessee Notary Public
Sumner County

**Tennessee Certification of Electronic Document**

I, David Lopez, 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 **10/26/2023** (date of document).

Affiant Signature

**10/31/2023**

Date

State of Colorado

County of Arapahoe

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

Notary's Signature

MY COMMISSION EXPIRES: Nov 6th 2023

NOTARY'S SEAL

FRANCINE ORTEGA SILERIO
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20194041991
MY COMMISSION EXPIRES NOV 6, 2023