Karen Johnson Davidson County
Batch# 1078139 DEEDWARR
12/04/2023 04:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,187.70
20231204-0093581

Name and Address of New Owner:
ARMM Asset Company 2 LLC, a
Delaware Limited Liability Company
5001 Plaza on the Lake, #200 Austin,
TX 78746

This Instrument Prepared By:
J.D. Kious, Attorney
Structure Title Group, LLC
1000 Hollingshead Circle,
Murfreesboro, TN 37129

Map & Parcel(s):
150 04 0 011.00

Send Tax Statements To:
ARMM Asset Company 2 LLC, a
Delaware Limited Liability Company
5001 Plaza on the Lake, #200 Austin,
TX 78746

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kenneth H. Dupree, Trustee of The Pater Tennessee Investment Services Trust U/T/A dated October 26, 2020**, hereinafter called the GRANTOR, have bargained and sold, and by these presents does transfer and convey unto **ARMM Asset Company 2 LLC, a Delaware Limited Liability Company**, hereinafter called the GRANTEE, its heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, Being Lot No. 572 on the Plan of Section One - A, Kensington of Priest Lake of record in Plat Book 5200, Page 707, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to The Pater Tennessee Investment Services Trust U/T/A dated October 26, 2020, by Quitclaim Deed from Mosetta F. Dupree-Wynn, of record in Instrument No. 20210122-0009847, in the Register's Office of Davidson County, Tennessee, dated October 26, 2020 and recorded on January 22, 2021.

This conveyance is subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other applicable matters of public record.

This is improved property known as: 3804 Hillshire Drive, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its heirs, successors and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs, successors, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs, 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 my hand this 30 day of November, 2023.

Kenneth H. Dupree, Trustee of the Pater
Tennessee Investment Services Trust
U/T/A dated October 26, 2020

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 30 day of November, 2023, before me personally appeared Kenneth H. Dupree, Trustee of The Pater Tennessee Investment Services Trust U/T/A dated October 26, 2020, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand, at office, this 30 day of November, 2023.

Notary Signature
My commission expires: 9-17-25

JOHN PARKER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $321,000.00.

Affiant Signature

Subscribed and sown to before me, this the 1st day of December, 2023.

Notary Public
My Commission Expires: 8/21/2027

JULIA SPRINGFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM EXP

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 November 30th, 2023 (date of document).

Affiant Signature

December 4th, 2023
Date

State of TENNESSEE

County of SHELBY

Sworn to and subscribed before me this 4th day of December, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 2/7/2027

NOTARY'S SEAL

