WARRANTY DEED

Karen Johnson Davidson County
Batch# 1089574 DEEDWARR
01/08/2024 02:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,032.30
20240108-0001583

STATE OF Colorado
City and COUNTY OF **Arapahoe**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF JANUARY, 2024.

LESLIE HINES
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20064008264
MY COMMISSION EXPIRES MAR 1, 2026

Notary Public
My Commission Expires: 03-01-2026

THIS INSTRUMENT WAS PREPARED BY
First Integrity Title Company, ,

File No.: 108-2314434-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	150 02 0 109.00
(NAME)	(NAME)	
5001 Plaza on the Lake, Suite 200	5001 Plaza on Lake, Suite 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 Seventy-Nine Thousand And No/100 Dollars ($279,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, KAREN J. STEVENS, TRUSTEE OF THE NICK P. STEVENS ANNUAL GIFTING TRUST DATED DECEMBER 12, 2002, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 10, ON THE REVISION OF LOTS 1 THRU 17, LOT 19 AND RESERVE PARCELS 107 AND 306, CASTLEGATE, SECTION 4, AS OF RECORD IN BOOK 6900, PAGE 209, REGISTER' OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE

LEGAL DESCRIPTION THEREOF.

APN/Parcel ID: 150 02 0 109.00

Being the same property conveyed to Karen J. Stevens, Trustee of the Nick P. Stevens Annual Gifting Trust Dated December 12 , 2002 by Derek Fausnaught in an instrument dated July 7, 2017 and recorded in Instrument No. 20170710-0069136 in the Register's Office of Davidson County, Tennessee

unimproved ☐
This is improved ☒ property, known as 617 Bluewater Drive, Nashville, TN 37217
(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 successors 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 13 day of December, 2023

Karen J. Brown, formerly known as Karen J. Stevens, Trustee of the Nick P. Stevens Annual Gifting Trust dated December 12, 2002

BY: Karen J Brown, formerly known as Karen J. Stevens
Karen J. Brown, formerly known as Karen J Stevens

STATE OF TENNESSEE

COUNTY OF Williamson

The foregoing instrument was acknowledged before me this 13 day of December, 2023, by Karen J. Stevens, Trustee of the Nick P. Stevens Annual Gifting Trust dated December 12, 2002

Notary Public

Witness my hand and official seal.
My Commission Expires: 11-08-2027

JACOB BENDECK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/08/2027
DAVIDSON 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 **12/13/2023** (date of document).

Affiant Signature

1/8/2024

Date

State of Colorado

County of Arapahoe

Sworn to and subscribed before me this 8th day of January, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 03-01-2026

NOTARY'S SEAL

LESLIE HINES
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20064008264
MY COMMISSION EXPIRES MAR 1, 2026