WARRANTY DEED

Karen Johnson Davidson County
Batch# 1098179 DEEDWARR
02/06/2024 08:19:30 AM 3 pgs
Fees: $18.00 Taxes: $971.25
20240206-0008152

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $262,500.00.

Justin Cutler by
Affiant as attorney in fact

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF FEBRUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: 10/20/2026
(AFFIX SEAL)

NATALIE A MCKEE
TENNESSEE NOTARY PUBLIC
My Comm Exp. October 20, 2026
COUNTY OF WILLIAMSON

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

File No.: 108-2400941-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	050 02 0 027.00
(NAME)	(NAME)	
5001 Plaza on the Lake, Suite 200	5001 Plaza on the 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 Sixty-Two Thousand Five Hundred And No/100 Dollars ($262,500.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JUSTIN CUTLER, AN UNMARRIED MAN, 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. 98, ON THE PLAN OF WILLOW CREEK, SECTION 1, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 5200, PAGE 629, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

APN/Parcel ID: 050 02 0 027.00

Being the same property conveyed to Justin Cutler by Les Lazarus and Dan Heichelbech in an instrument dated September 24, 2014 and recorded September 29, 2014 in Instrument No. 20140929-0089527 Registers' Office for Davidson County, TN.

unimproved ☐
This is improved ☒ property, known as 1929 Westchester Dr, Nashville, TN 37207
(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 2nd day of February, 2024

Justin Cutler by Steven P. Disser as Attorney In Fact

STATE OF TENNESSEE

COUNTY OF Williamson

The foregoing instrument was acknowledged before me this 2nd day of February, 2024, by Steven P. Disser as Attorney In Fact for Justin Cutler.

Notary Public

Witness my hand and official seal.
My Commission Expires: 10/20/2026

NATALIE A MCKEE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

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 **2/2/2024** (date of document).

Affiant Signature

2/5/2024

Date

State of Colorado

County of Arapahoe

Sworn to and subscribed before me this **5th** day of February, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 05/17/27

NOTARY'S SEAL

KAYLEE ANN WICKHAM
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20194018887
MY COMMISSION EXPIRES MAY 17, 2027