WARRANTY DEED

Karen Johnson Davidson County
Batch# 1103499 DEEDWARR
02/22/2024 11:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20240222-0012165

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

STATE OF Colorado
CITY AND COUNTY OF Arapahoe

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF FEBRUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: 05/17/27
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Re'Nesia Fontenot, First Integrity Title Company, 501 S. Cherry Street, Suite 700, Glendale, CO 80246

File No.: 108-2400981-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	059 04 0A 143.00
(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 Three Hundred Thousand And No/100 Dollars ($300,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, BRANDI D. MILLER, A MARRIED WOMAN AND GREGORY ALEXANDER RENFROE, SPOUSE, 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 85 ON THE FINAL PLAT OF PHASE 4, 5, 6, OF BROOKVIEW SUBDIVISION, OF RECORD IN INSTRUMENT NO. 20060303-0025044, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION THEREOF.

APN/Parcel ID: 059 04 0A 143.00

Being the same property conveyed to Brandi D. Miller by Centex Homes, a Nevada General Paternership in an instrument dated November 10th, 2006 and recorded November 30th, 2006 in Instrument No. 20061130-0147843 Register's Office for Davidson County, Tennessee

unimproved ☐
This is improved ☒ property, known as 2854 Creekbend 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 14th day of February, 2024.

Brandi D. Miller

Brandi D. Miller

Gregory Alexander Renfroe

Gregory Alexander Renfroe, Spouse

STATE OF ~~TENNESSEE~~ Virginia MDM

COUNTY OF King William

The foregoing instrument was acknowledged before me this 14th day of February, 2024, by Brandi D. Miller and Gregory Alexander Renfroe.

Notary Public

Witness my hand and official seal.
My Commission Expires: 10/31/2025

My Commission Number: 7899517

COMMONWEALTH OF VIRGINIA • ELECTRONIC NOTARY PUBLIC • N

Melissa Donovan Mitchell

REGISTRATION NUMBER
7899517
COMMISSION EXPIRES
October 31, 2025

Notarized remotely online using communication technology via Proof.

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 **2/14/2024** (date of document).

Affiant Signature

2/22/2024

Date

State of Colorado

County of Arapahoe

Sworn to and subscribed before me this **22nd** 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