Karen Johnson Davidson County
Batch# 1104187 DEEDWARR
02/23/2024 11:02:30 AM 3 pgs
Fees: $18.00 Taxes: $950.90
20240223-0012495

WARRANTY DEED

JULIA SPRINGFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF: SHELBY
MY COMM. EXPIRES 08/21/2027

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $257,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21st DAY OF February, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ARMM ASSET COMPANY 2 LLC, a Delaware Limited Liability Company	ARMM ASSET COMPANY 2 LLC, a Delaware Limited Liability Company	
(NAME) 5001 Plaza On The Lake #200	(NAME) 5001 Plaza On The Lake #200	050 06 0C 001.00
(ADDRESS) Austin TX 78746	(ADDRESS) Austin TX 78746	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Santwon Townsend, an unmarried man** . HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS 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 GRANTEE, HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 3528 of Homes at 3528 and 3530 Standing Stone Drive, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 3528 and 3530 Standing Stone Drive, a Horizontal Property Regime, of record in Instrument No. 20171031-0111555, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to Santwon Townsend, by virtue of that certain Warranty Deed dated February 23, 2017, and being of record at Instrument No. 20170223-00184247 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all applicable easements, restrictive covenants and conditions including those recorded located at The Register of Deed's Office for Davidson County, Tennessee and all other applicable matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 3528 Standing Stone Dr. Nashville, TN 37207
(House Number) (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 heirs 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 heirs 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 20th day of February, 2024.

Santwon Townsend

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Santwon Townsend** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 20 day of February, 2024.

Notary Public

My Commission Expires: 9/30/2024

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

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 Feburary 21st, 2024 (date of document).

Affiant Signature

Feburary 23rd, 2024
Date

State of TENNESSEE

County of SHELBY

Sworn to and subscribed before me this 23rd day of Feburary, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 2/7/2027

NOTARY'S SEAL

