Karen Johnson Davidson County
Batch# 1122786 DEEDWARR
04/15/2024 11:20:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240415-0026649

WARRANTY DEED

STATE OF COLORADO
CITY AND COUNTY OF DENVER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $303,000.00.

Affiant

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

Notary Public

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

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

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

File No.: 108-2402487-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	086 07 0 029.00
(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 Three Thousand And No/100 Dollars ($303,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JASON LEWIS CANNON AND CANDICE MICHELLE CANNON, HUSBAND AND WIFE, 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. 68 ON THE PLAN OF JACKSON'S RETREAT, PHASE I, SECTION TWO AS OF RECORD AT BOOK 6200, PAGE 334 AND 335 AS AMENDED AT BOOK 5972, PAGE 96, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE AND THIS SAME IS INCORPORATED HEREIN FOR A COMPLETE DESCRIPTION OF SAID LOT.

Being the same property conveyed to Jason Lewis Cannon and Candice Michelle Cannon by Teresa Bamford and Robin Wheeler in an instrument dated December 13, 2006 and recorded December 18, 2006 in Instrument No. 20061218-0155573 in the Register's OFfice of Davidson County.

unimproved ☐
This is improved ☒property, known as 1129 Jackson View Rd, Nashville, TN 37076
(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 5 day of April, 2024

Jason Lewis Cannon

Candice Michelle Cannon

STATE OF TENNESSEE

COUNTY OF Williamson

The foregoing instrument was acknowledged before me this 5 day of April, 2024, by Jason Lewis Cannon and Candice Michelle Cannon

Notary Public

Witness my hand and official seal.
My Commission Expires: 10-12-2024

ERICA A HANSBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-12-2024

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 **4/5/2024** (date of document).

Affiant Signature

4/15/2024
Date

State of Colorado

County of Arapahoe

Sworn to and subscribed before me this **15th** day of April, 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