Karen Johnson Davidson County
Batch# 1128675 DEEDWARR
04/29/2024 12:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,121.10
20240429-0030999

WARRANTY DEED

Victoria Chapman
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20174001307
MY COMMISSION EXPIRES January 11, 2025

2024-04-1642

STATE OF Colorado
COUNTY OF Arapahoe

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

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 29th day of April, 2024.

(Affix Seal) Notary Public

My Commission Expires: 1/11/2025

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
ARMM Asset Company 2 LLC 5001 Plaza on the Lake, Ste 200 Austin, TX 78746	OWNER	Map/Parcel 149-09-0-169.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Erica Louise Sirgo and James Simon Hutchison, wife and husband, and Ray Paschall, a married man,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **ARMM Asset Company 2 LLC, a Delaware limited liability company,** hereinafter called the GRANTEE, its successors and assigns, that 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. 66 on the Plan of Section 3, Barclay Square of record in Plat Book 4675, Page 154 and Book 4967, Page 404, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Erica Louise Sirgo and James Simon Hutchison, wife and husband, and Ray Paschall, a married man by Warranty Deed from Clara Cardenas, unmarried of record in Instrument No. 20190530-0051296 Register's Office for Davidson County, Tennessee, dated April 3, 2019 and recorded on May 30, 2019.

This conveyance is subject to the following: Metropolitan Nashville Property Taxes for the year 2024 and subsequent years a lien not yet due or payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 509 Barclay Square Court, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, its successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

**The property herein conveyed has never been the principal residence of Ray Paschall's spouse.

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.

Effective the **17th** day April, 2024.

Erica Louise Sirgo

James Simon ~~Hutchinson~~ Hutchison

Ray Paschall

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 17th day of April, 2024, before me personally appeared Erica Louise Sirgo, James Simon Hutchison, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 17th day of April, 2024.

Notary Signature
My commission expires:

DONNA L. SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 16th day of April, 2024, before me personally appeared Ray Paschall, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 16th day of April, 2024.

Notary Signature
My commission expires: 7/17/2027

SHERRI D. HOLLARS
STATE OF TENNESSEE NOTARY PUBLIC
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 **4/17/2024** (date of document).

Affiant Signature

4/29/2024

Date

State of Colorado

County of Arapahoe

Sworn to and subscribed before me this **29th** 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