Karen Johnson Davidson County
Batch# 1137398 DEEDWARR
05/21/2024 07:04:30 AM 4 pgs
Fees: $23.00 Taxes: $1,128.50
20240521-0037532

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$305,000.00**

Subscribed and sworn to before me this 20 day of May, 2024.

JOSEPH CARROLL STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY, TN My Comm. Exp. 10-05-25

Notary Public **Affiant**

My Commission Expires: _____

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
ARMM Asset Company 2 LLC, a Delaware Limited Liability Company **5001 Plaza On The Lake, #200** **Austin, TX 78746**	Same as New Owner.	**052 01 0C 038.00**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **JOHN H. ARCHER, III and MELISSA STAMPLEY,** the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **ARMM Asset Company 2 LLC, a Delaware Limited Liability Company**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 39, as shown on the map entitled Revised Boundary & Subdivision Plat, Neely's Chase, a Planned Unit Development, of record in Book 7900, page 196, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to CONSTANCE E. ARCHER, by deed from NEELY'S CHASE PARTNERS, of record in Book 8660, page 214, dated June 18, 1992, said Register's Office.

CONSTANCE E. ARCHER died intestate on or about February 5, 2024, leaving **JOHN H. ARCHER, III** and **MELISSA STAMPLEY** as her only Heirs-at-Law. For further reference, see Affidavit of Heirship of record as Instrument No. 20240516-0036261 and Instrument No. 20240516-0036257, said Register's Office. The intestate Estate of Constance E. Archer being administered in the Circuit Court (Probate Division) of Davidson County, Tennessee under Docket No. 24P329.

This property is not, nor has it ever been, a marital residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. §26-2-307 or other applicable statute.

This is improved property known as: 828 Neelys Chase Drive, Nashville, TN 37115
This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 17 day of May, 2024.

John H. Archer III

STATE OF Virginia
COUNTY OF New Kent

Personally appeared before me, Katrina Belinda Blakely, a Notary Public in and for said County and State, **John H. Archer III,** the within named Bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at New Kent, Virginia this the 17th day of May, 2024.

My Commission Expires: 10/31/2024

NOTARY PUBLIC

Katrina Belinda Blakely
Commonwealth of Virginia
Notary Public
Commission No. 7856830
My Commission Expires 10/31/2024

Witness my hand this 17 day of May, 2024.

Melissa Stampley

Melissa Stampley

STATE OF MS
COUNTY OF Rankin

Personally appeared before me, Anthony Williams, a Notary Public in and for said County and State, **Melissa Stampley,** the within named Bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Jackson [City], MS [State] this the 17 day of May, 2024.

My Commission Expires: Feb 06, 24

Anthony Williams
NOTARY PUBLIC

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 440685 ANTHONY WILLIAMS Commission Expires Feb. 6, 2028 RANKIN COUNTY

Tennessee Certification of Electronic Document

I, Alan Alsobrook, 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 5/20/2024 (date of document).

Affiant Signature

5/20/2024
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 20 day of May, 2024.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

PAMELA OPPENHUIZEN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 02-07-27