This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-3959-LB

Karen Johnson Davidson County
Batch# 1168268 DEEDWARR
08/13/2024 08:30:30 AM 3 pgs
Fees: $18.00 Taxes: $1,121.10
20240813-0060889

STATE OF TENNESSEE
COUNTY OF Shelby

The actual consideration or value, whichever is greater, for this transfer is $303,000.00.

Affiant

Subscribed and sworn to before me, this the 7th day of August, 2024.

Notary Public
My Commission Expires: 10/05/25

NATASHA VUCKO VIC-SOARES STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY, TN My Comm. Exp. 10-05-25

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
ARMM Asset Company 2, LLC a Delaware Limited Liability Company 5001 Plaza On The Lake #200 Austin, TX 78746 (512)851-8911	ARMM Asset Company 2, LLC a Delaware Limited Liability Company 5001 Plaza On The Lake #200 Austin, TX 78746 (512)851-8911	150 16 0B 008.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Sobhy Awadalla, an unmarried man**, hereinafter called the Grantor(s), 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 Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 8 on the final plat of TRU-LONG ACRES, as shown by plat appearing of record in Instrument No. 20040702-0079028, of the Register of Deeds, Davidson County, Tennessee to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Sobhy Awadalla and Mary Gabre, by Special Warranty Deed from Bank of New York as Trustee for the Certificate Holder CWALT, Inc. Alternative Loan Trust 2005-J12 Mortgage Pass-Through Certificates, Series 2005-J12, dated April 06, 2009 and recorded on June 10, 2009 as Instrument No. 20090610-0053925, and Scrivener's Affidavit recorded in Instrument No. 20130730-0079171, Register's Office for Davidson County, Tennessee. Mary Gabre having since died on July 18, 2013, leaving Sobhy Awadalla as the surviving tenant by the entirety.

This is ☒ improved or ☐ unimproved property located at: **5732 Tru Long Drive, Antioch, TN 37013**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of August, 2024.

GRANTOR:

Sobhy Awadalla
Sobhy Awadalla

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Sobhy Awadalla, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 7th day of August, 2024.

Notary Public
My Commission expires: 5-9-2026

202408130060889

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 08/07/2024 (date of document).

Affiant Signature

08/07/2024
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 07 day of August, 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