Prepared by and return to:
Summit Title & Escrow, LLC
6263 Poplar Ave, Suite 801
Memphis, Tennessee 38119
(901) 881-8600

Karen Johnson Davidson County
Batch# 1171690 DEEDWARR
08/19/2024 11:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20240819-0063432

WARRANTY DEED

Effective as of **16th day of August, 2024,** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **JH Investment Company, LLC, a Tennessee Limited Liability Company** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **ARMM Asset Company 2 LLC, a Delaware Limited Liability Company** hereinafter called the Grantee, its successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Lot No. 16, Plan of CHEYENNE TRACE, a Planned Unit Development, of record in Plat Book 7900, Page 95, as amended in Book 8610, Page 684, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Grantor by Warrany Deed of record at Instrument No. 20240531-0040529, in the Register's Office of Davidson County, Tennessee. JH Investment Company, LLC, a Tennessee Limited Liability Company, is one and the same as the JH Investment Company, LLC named in the aforementioned Warranty Deed of record at Instrument No. 20240531-0040529, in the Register's Office of Davidson County, Tennessee. Said Warranty Deed inadvertently ommitted "a Tennessee Limited Liability Company" from the current Grantor's name.

This property is unencumbered except for all applicable restrictions, easements, visible easements, matters appearing on the plan(s) of record; and all matters referenced in the master deed and by-laws in additional to applicable government and zoning regulation; all of record in the Register's Office of **Davidson County**, Tennessee; together with the **2024 Davidson County**, Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's successors, 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 the Grantor's hand in **Davidson** County, State of Tennessee on this the 15 day of August, 2024

GRANTORS:

JH Investment Company, LLC, a Tennessee Limited Liability Company

By: _____
Jeannette Hirschy
Its Authorized Signatory

STATE OF TENNESSEE
COUNTY OF Williamson

On this 15th day of Aug, 2024, before me, personally appeared Jeannette Hirschy, Authorized Signatory of JH Investment Company, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Signatory of JH Investment Company, LLC, the within named bargainor, a Limited Liability Company, and that such Jeannette Hirschy, Authorized Signatory of JH Investment Company, LLC as such Authorized Signatory, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Signatory.

Witness my hand, at office, this 15th day of Aug, 2024.

Karen R. Campbell
Notary Signature

My commission expires: Sept. 8, 2025

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Sept. 8, 2025

New Owner Name and Address to: ARMM Asset Company 2 LLC, a Delaware Limited Liability Company 5001 Plaza On The Lake #200 Austin, TX 78746 Property Address: 1008 Cheyenne Trace Madison, TN 37115 Mail tax bills to: ARMM Asset Company 2 LLC, a Delaware Limited Liability Company 5001 Plaza On The Lake #200 Austin, TX 78746 Parcel I.D. Numbers: 053 05 0A 016.00	I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred whichever is greater is **$325,000.00**, which amount is equal to or greater that the amount which the property transferred would command at a fair and voluntary sale. Marissa Bayth AFFIANT Subscribed and sworn to before me this 16th day of August, 2024 NOTARY PUBLIC Commission expires: _____

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

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 8/16/2024 (date of document).

Affiant Signature

8/16/2024
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 16 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