Karen Johnson Davidson County
Batch# 1177621 DEEDWARR
09/04/2024 12:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20240904-0068095

WARRANTY DEED

STATE OF COLORADO
COUNTY OF ARAPAHOE

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF SEPTEMBER 2024.

Notary Public

MY COMMISSION EXPIRES: 02-23-2026
(AFFIX SEAL)

ALI VICTORIA HAGMAN
NOTARY PUBLIC - STATE OF COLORADO
Notary ID 20224007671
My Commission Expires 2/23/2026

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

File No.: 108-2410360-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	060 13 0 117.00
(NAME)	(NAME)	
5001 Plaza on the Lake Ste 200	5001 Plaza on the Lake Ste 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 Fifty Thousand And No/100 Dollars ($350,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, GIRGIS GHOBRYAL, A MARRIED MAN AND AGHAPY MANSOUR, NON-TITLED SPOUSE, 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. 104, PLAN OF TRINITY HILLS VILLAGE, SECTION III, FIRST ADDITION, A PLAT OF WHICH IS RECORDED IN PLAT BOOK 4460, PAGE 32, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

G - G

A - M

Being the same property conveyed to Girgis Ghobryal by Warranty Deed in Instrument Number 20240321-0019693 dated March 21st, 2024 and recorded 03/21/2024 in the Davidson County Tennessee Register of Deeds

unimproved ☐
This is improved ☒ property, known as 2637 Old Matthews Rd, Nashville, TN 37207
(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 13th day of August, 2024

G - G

A G M

Girgis Ghobryal
Girgis Ghobryal

Aghapy Mansour
Aghapy Mansour, Non-Titled Spouse

STATE OF TENNESSEE

COUNTY OF Davidson

The foregoing instrument was acknowledged before me this 13th day of August, 2024, by Girgis Ghobryal and Aghapy Mansour

N Laing
Notary Public Nicholas Laing, Notary Public

Witness my hand and official seal.
My Commission Expires:
08/21/2027

NICHOLAS LAING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 08-21-2027

DAVIDSON COUNTY REGISTER OF DEEDS

CERTIFICATE OF AUTHENTICITY

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 attached - **Warranty Deed** dated 8/13/2024 from Girgis Ghobryal, a married man and Aghapy Mansour, Non-Titled Spouse, as Grantor to ARMM Asset Company 2 LLC, a Delaware limited liability company, as Grantee - 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.

This 4th day of September, 2024.

9/4/2024
Date

STATE OF Colorado

COUNTY OF Arapahoe

The foregoing instrument was acknowledged before me this 4th day of ~~August~~ September, 2024, by David Lopez

Notary Public

Witness my hand and official seal.
My Commission Expires: 02-23-2026

ALI VICTORIA HAGMAN
NOTARY PUBLIC - STATE OF COLORADO
Notary ID 20224007671
My Commission Expires 2/23/2026