This instrument prepared by: Joan M. Brady, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

Karen Johnson Davidson County
Batch# 1182199 DEEDWARR
09/16/2024 02:34:30 PM 4 pgs
Fees: $23.00 Taxes: $1,417.10
20240916-0071365

WARRANTY DEED

THIS INDENTURE, made this 13 day of September , A.D., 2024 , by and between

Patrick Dillion Tarrants, an unmarried man

First Party, and

ARMM ASSET COMPANY 2 LLC,
a Delaware Limited Liability Company

Second Parties,

WITNESSETH: That said First Party, for and in consideration of the sum of ---------One and NO/100---------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee and is described as follows:

Land in Davidson County, Tennessee, being Lot 72, of PINE RIDGE, SECTION FOUR, on Plat of record in Plat Book 6900, Page 189, as amended in Plat Book 9700, Page 102, amended in Book 9700, Page 178, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Patrick Dillion Tarrants by Deed dated August 26, 2019 from J Word Properties, LLC, recorded September 10, 2019, in Instrument Number 20190910-0091310, in the Official Records of Davidson County, Tennessee.

OWNER:
ARMM ASSET COMPANY 2 LLC, 200
a Delaware Limited Liability Company
5001 Plaza on the Lake, Austin, TX 78746

RESPONSIBLE TAXPAYER:
ARMM ASSET COMPANY 2 LLC, 200
a Delaware Limited Liability Company
5001 Plaza on the Lake, Austin, TX 78746

CLT # 060 11 0A 050.00

MR-LX-668976

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Party hereunder set his/her hand and seal the day and year first above written.

X Patrick Dillion Tarrants
Patrick Dillion Tarrants

JAMES HALEN
NOTARY PUBLIC #22033984
STATE OF WASHINGTON
MY COMMISSION EXPIRES
06-21-26

✓STATE OF WA

✓COUNTY OF Clark

Personally appeared before me, Patrick Dillion Tarrants, an unmarried man, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of August, 2024.

✓ James Halen
Notary Public

My Commission Expires: ✓ 06-21-26

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OATH OF CONSIDERATION

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is $ 383,000.00

Affiant

STATE OF TENNESSEE, COUNTY OF SHELBY

Subscribed and sworn before me this the 13TH day of SEPTEMBER, 2024.

Signature of Notary Public

Notary Seal

JOSEPH CARROLL
Printed Name of Notary

Commission Expiration

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

MR-LX-668976

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 9/13/2024 (date of document).

Affiant Signature

9/13/2024
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 13 day of September, 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