Karen Johnson Davidson County
Batch# 1192655 DEEDWARR
10/11/2024 07:58:30 AM 3 pgs
Fees: $18.00 Taxes: $888.00
20241011-0078859

WARRANTY DEED

STATE OF COLORADO
COUNTY OF ARAPAHOE

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00.

Lydia Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF SEPTEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 2/23/2026
(AFFIX SEAL)

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

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

File No.: 108-2413506-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	042070A10400CO
(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 Two Hundred Forty Thousand And No/100 Dollars ($240,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, MY TENNESSEE HOME SOLUTION LLC, A TENNESSEE LIMITED LIABILITY COMPANY, 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. 307 ON THE PLAN OF HERITAGE SQUARE, PHASE III, AS OF RECORD IN PLAT BOOK 5200, PAGE 744, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION THEREOF.
APN/Parcel ID: 042070A10400CO

Being the same property conveyed to My Tennessee Home Solution LLC, a Tennessee Limited Liability Company by Warranty Deed in an instrument dated SEPTEMBER 25TH 2024 and recorded OCTOBER 10, 2024 in Instrument No. 1192386 in the registers office for Davidson County, Tennessee .

unimproved ☐
This is improved ☒ property, known as 533 Heritage Ln, Madison, TN 37115
(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 successors 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 25 day of September, 2024.

My Tennessee Home Solution LLC, a Tennessee Limited Liability Company

BY: Charles Chandler III member
Charles Chandler, III
Member

TAWANNA DOUGLAS
Notary Public - State of Georgia
Muscogee County
My Commission Expires Jan 18, 2025

STATE OF ~~TENNESSEE~~ Georgia +0

COUNTY OF Muscogee

The foregoing instrument was acknowledged before me this 25 day of September, 2024, by Charles Chandler, III as Member for My Tennessee Home Solution LLC and/or Assigns.

Tawanna Douglas
Notary Public

Witness my hand and official seal.
My Commission Expires:

DAVIDSON COUNTY REGISTER OF DEEDS

CERTIFICATE OF AUTHENTICITY

I, Lydia Johnson 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 September 25, 2024 from My Tennessee Home Solution LLC, a Tennessee Limited Liability Company, 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 September 26, 2024

Lydia Johnson 9/26/2024
Date

STATE OF ~~TENNESSEE~~ Colorado

COUNTY OF Arapahoe

The foregoing instrument was acknowledged before me this 26 day of September, 2024, by Lydia Johnson.

Notary Public

Witness my hand and official seal.
My Commission Expires:
2/23/2026

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