Karen Johnson Davidson County
Batch# 1198517 DEEDWARR
10/30/2024 08:49:30 AM 3 pgs
Fees: $18.00 Taxes: $921.30
20241030-0083299

WARRANTY DEED

STATE OF COLORADO
COUNTY OF ARAPAHOE

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF October, 2024.

Notary Public

MY COMMISSION EXPIRES: 2/23/26
(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.: 108-2415608-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	052 03 0 171.00
(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 Two Hundred Forty-Nine Thousand And No/100 Dollars ($249,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, CARRIE LAMPLEY, AN UNMARRIED WOMAN, 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. 2, ON THE PLAN OF MARVIN L. WINNETT SUBDIVISION, OF RECORD IN PLAT BOOK 6200, PAGE 914, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.
APN/Parcel ID: 052 03 0 171.00

Being the same property conveyed to Carrie Lampley by Warranty Deed in an instrument dated August 5. 2016 and recorded August 9, 2016 in Instrument No. 20160809-0082885 in the registers office for Davidson County, Tennessee .

unimproved ☐
This is improved ☒ property, known as 455 Kinsey Blvd, 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 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 18th day of October, 2024.

Carrie Lampley

STATE OF TENNESSEE

COUNTY OF Robertson

The foregoing instrument was acknowledged before me this 18th day of October, 2024. by Carrie Lampley, an unmarried woman

Notary Public

Witness my hand and official seal.
My Commission Expires: 05/23/2026

MICHELLE MATTHEWS-DAVIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/23/2026
ROBERTSON COUNTY

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 October 18, 2024 from Carrie Lampley, an unmarried woman, 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 October 22, 2024

Lydia Johnson 10/22/2024
Date

STATE OF ~~TENNESSEE~~ Colorado

COUNTY OF Arapahoe

The foregoing instrument was acknowledged before me this 22 day of October, 2024, by Lydia Johnson.

Ali Victoria Hagman
Notary Public

ALI VICTORIA HAGMAN
NOTARY PUBLIC - STATE OF COLORADO
Notary ID 20224007871
My Commission Expires 2/23/2026

Witness my hand and official seal.
My Commission Expires:
2/23/26