WARRANTY DEED

Karen Johnson Davidson County
Batch# 1198734 DEEDWARR
10/30/2024 12:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,069.30
20241030-0083592

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF OCTOBER, 2024.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY

Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37214
PREPARED FROM INFORMATION FURNISHED BY THE PARTIES

File No.: 24-0605

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	Map: 097 08 0 034.00
(NAME) 5001 Plaza on the Lake, Suite 200	(NAME) 5001 Plaza on the Lake, Suite 200	
(ADDRESS) Austin, TX 78746	(ADDRESS) Austin, TX 78746	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED EIGHTY-NINE THOUSAND AND NO/100 DOLLARS ($289,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

HARWELL PROPERTIES, LLC, TENNESSEEE 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 HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 225 on the Plan of Lake Park, Section 6, of record in Plat Book 4885, Page 176, Register's Office for said County, to which play reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Harwell Properties, LLC, by deed from Daniel Grant Chambers and wife, Jordan Jenkins, of record in Instrument No. 20200626-0069532, dated June 26, 2020, Register's Office for said County.

This conveyance is made subject to: (1) 2024 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 4885, Page 176, said Register's Office; (3) Charter for Homeowner's Association of record in Book 4669, Page 746 and Book 9949, Page 538, said Register's Office; (3) Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 5057, Page 431, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 405 Montego Cv, Hermitage, TN 37076
(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 heirs 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 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 our hands this 25th day of October, 2024.

Harwell Properties, LLC, a Tennessee Limited Liabilty Company

BY: _____
John A. Harwell, Jr.
President and Authorized Signer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared John A. Harwell, Jr. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the President and Authorized Signer respectively of Harwell Properties, LLC, a Tennessee Limited Liabilty Company, the within named bargainer, and that he as such President and Authorized Signer, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this, 25th day of October, 2024.

My Commission Expires: 1/24/28

_____
Notary Public

PATRICIA CLARK HOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 10/28/2024 (date of document).

Affiant Signature

10/28/2024
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 28 day of October, 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