File Number 24180757-Z

Karen Johnson Davidson County
Batch# 1231427 DEEDWARR
01/29/2025 04:08:30 PM 6 pgs
Fees: $33.00 Taxes: $1,169.20
20250129-0006990

Please return after recording to:
BCHH
181 Montour Run Road, Coraopolis, PA 15108

Tax ID: 041010A15800CO

Mail tax statement to New Property Owner:
ARMM ASSET COMPANY 2 LLC
5001 Plaza on the Lake, Suite 200, Austin, TX 78746

THIS INSTRUMENT PREPARED BY: Carolyn Dale Attorney at Law* c/o 800 Town and Country Boulevard Suite 500 Houston, TX 77024	WHEN RECORDED RETURN TO: BCHH, INC., 181 Montour Run Road, Coraopolis, PA 15108	Send Tax Bills To New Property Owner at: ARMM ASSET COMPANY 2 LLC 5001 Plaza on the Lake, Suite 200, Austin, TX 78746	Map & Parcel No. 041010A15800CO

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $316,000.00 cash in hand paid by ARMM ASSET COMPANY 2 LLC, a Delaware limited liability company, whose address is 5001 Plaza on the Lake, Suite 200, Austin, TX 78746 ("Grantee(s)"), and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, Auston J. Cartwright, also known as Auston Cartwright, whose address is 102 Cude Drive, Madison, TN 37189 and LaTosha R. Jackson, now known as Latosha J. Cartwright, a married couple who acquired title when single, whose address is 1316 Montgomery Ave, Nashville, TN 37207 ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Grantee(s), Grantee's successors and assigns (if applicable), a certain tract or parcel of land in County of Davidson, State of Tennessee, to-wit:

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.78 ON THE PLAN OF COBBLESTONE CREEK PHASE THREE OF RECORD AS INSTRUMENT NUMBER 20081023-0106163, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR S MORE COMPLETE DESCRIPTION.

THIS INSTRUMENT IS MADE SUBJECT TO ANY RIGHTS NOW EXISTING TO ANY LESSEE OR ASSIGNS UNDER ANY VALID AND SUBSISTING OIL AND GAS LEASE OF RECORD, IT BEING UNDERSTOOD AND AGREED

NOTICE: This instrument was prepared by local counsel for Betters Law Firm PLLC ("BLF") at the request of BCHH Inc. ("Client") using information provided by Client. By accepting this instrument, all parties to the transaction release BLF from any liability. BLF has not investigated or verified information provided by Client and BLF does not warrant the validity of the information nor quality of title to the real estate described above. BLF does not represent any of the parties named in this instrument. The parties should seek independent legal counsel for advice concerning the effect and consequences of this instrument. BLF is not responsible for any alterations to the document after it is delivered to Client.

THAT GRANTEE SHALL HAVE, RECEIVE, AND ENJOY THE INTEREST GRANTED HEREBY IN AND TO ALL BONUSES, RENTS, ROYALTIES AND OTHER BENEFITS WHICH MAY ACCRUE UNDER THE TERMS OF SUCH LEASE FROM AND AFTER THE DATE HEREOF.

The legal description was obtained from a previously recorded instrument or from the title commitment generated for this transaction.

Being the same real estate conveyed to Grantor by instrument recorded on 02/16/2010 at Instrument Number 20100216-0011549 in the Register's Office of Davidson County, Tennessee.

Commonly known as 5216 Ryan Allen Circle, Whites Creek, TN 37189. This address is provided for informational purposes only.

Subject to all valid easements, rights-of-way, reservations, covenants and restrictions of record.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Grantee, Grantee's heirs, successors and assigns in fee simple forever. And Grantor does hereby covenant with Grantee that Grantor is lawfully seized in fee of the afore-described real estate; that Grantor has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

As used herein, pronouns shall be construed according to their gender and number according to the context thereof.

Dated this 24 day of January, 2025.

[Signature Page Follows]

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GRANTOR(S):

LaTosha R. Jackson, now known as Latosha J. Cartwright

ACKNOWLEDGMENT

STATE OF Tennessee)
)
COUNTY OF Davidson)

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared LaTosha R. Jackson, now known as Latosha J. Cartwright and is the person who executed the foregoing instrument.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 24 day of January, 2025.

Kimberly Kronick-Worrall
Notary Public

My Commission Expires: 07/03/2028

KIMBERLY KRONICK-WORRALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY

GRANTOR(S):

Auston J. Cartwright, also known as Auston Cartwright

ACKNOWLEDGMENT

STATE OF Tennessee)
)
COUNTY OF Davidson)

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared Auston J. Cartwright, also known as Auston Cartwright and is the person who executed the foregoing instrument.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 24 day of January, 2025.

Kimberly Kronick-Worrall
Notary Public

My Commission Expires: 07/03/2028

KIMBERLY KRONICK-WORRALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY

OATH OF CONSIDERATION

The actual consideration for this transfer is $316,000.00. The assessed value is $69,450.00.

Grantee:

ARMM ASSET COMPANY 2 LLC, a Delaware limited liability company
By: Main Street Renewal LLC
Its: Authorized Signor

By: Rob Newman
Its: Agent

SUBSCRIBED AND SWORN TO before me this 29 day of January, 2025.

Notary Public
My Commission Expires: 4/2/2029

(For Recording Data Only)

Commonwealth of Pennsylvania - Notary Seal
MIKE A KRIVOSKI - Notary Public
Beaver County
My Commission Expires April 2, 2029
Commission Number 1391157

Tennessee Certification of Electronic Document

I, Rob Newman, 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 1/24/2025 (date of document).

Affiant Signature

1/27/2025
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 27 day of January, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 4/2/2029

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
MIKE A KRIVOSKI - Notary Public
Beaver County
My Commission Expires April 2, 2029
Commission Number 1391157