This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #112
Franklin, TN 37067
File Number: 14-5109-SL

Karen Johnson Davidson County
Batch# 1232621 DEEDWARR
01/31/2025 11:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,304.25
20250131-0007514

STATE OF TENNESSEE
COUNTY OF Shelby

The actual consideration or value, whichever is greater, for this transfer is $352,500.00.

Affiant

Subscribed and sworn to before me, this the 30th day of January, 2025.
31st

Notary Public
My Commission Expires: 01/18/2028

KRISTEN WHITAKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXPIRES JUNE 18, 2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
ARMM Asset Company 2 LLC, a Delaware Limited Liability Company 5001 Plaza on the Lake Ste. 200 Austin, TX 78746	ARMM Asset Company 2 LLC, a Delaware Limited Liability Company 5001 Plaza on the Lake Ste. 200 Austin, TX 78746	086 12 0E 212.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, Elizabeth Marie Stratta and Joseph John Stratta, Trustees of Stratta Family Community Property Trust dated April 25, 2024, and any amendments thereto (individually and/or collectively, "Grantor"), transfer and convey unto ARMM Asset Company 2 LLC, a Delaware Limited Liability Company (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, 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 Unit No. 212, on the plan of RIVERBROOK, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20210701-0089420, amended and restated in Instrument No. 20211112-0150682, amended and restated in Instrument No. 20211207-0162045, amended in Instrument No. 20220118-0006984, Instrument No. 20220222-0019829, Register's Office for Davidson County, Tennessee, reference to which is hereby made or a more complete description.

Being a part of the same property conveyed to Elizabeth Marie Stratta and Joseph John Stratta, Trustees of the Stratta Family Community Property Trust dated April 25, 2024, and any amendments thereto, by Warranty Deed from Elizabeth M. Stratta and Joseph J. Stratta, wife and husband, of record in Instrument No. 20240429-0030612, in the Register's Office of Davidson County, Tennessee, dated April 25, 2024, and recorded on April 29, 2024.

This is improved or property located at: **1421 Japonica Alley, Hermitage, TN 37076**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations building restrictions, and easements of record. As contained in

Instrument Nos. 20210701-0089420, amended and restated in Instrument No. 20211112-0150682, amended and restated in Instrument No. 20211207-0162045, amended in Instrument No. 20220118-0006984, Instrument No. 20220222-0019829.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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 Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of January, 2025.

GRANTOR:

Stratta Family Community Property Trust dated April 25, 2024,
and any amendments thereto

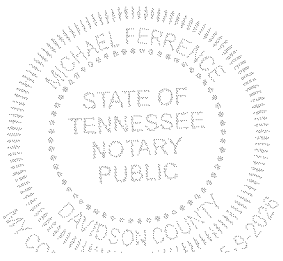
By: _____
Elizabeth Marie Stratta, Trustee

By: _____
Joseph John Stratta, Trustee

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Elizabeth Marie Stratta and Joseph John Stratta, Trustees of Stratta Family Community Property Trust dated April 25, 2024, and any amendments thereto , the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of January, 2025.



Notary Public
My Commission expires: 5-9-26

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 01/25/2025 (date of document).

Affiant Signature

01/25/2025
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 25 day of January, 2025.

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