Karen Johnson Davidson County
Batch# 1265892 DEEDWARR
04/30/2025 09:33:30 AM 4 pgs
Fees: $23.00 Taxes: $976.80
20250430-0033215

WARRANTY DEED

STATE OF Colorado
COUNTY OF Arapahoe

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $264,000.00.

Lydia Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF ~~MARCH~~ April 2025.

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
Stacey Nash, First Integrity Title Company, 501 S. Cherry Street, Suite 700, Glendale, CO 80246

File No.: 108-2503743-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	149 11 0A 077.00
(NAME)	(NAME)	
5001 Plaza on the Lake, Suite 200	5001 Plaza on the Lake, Suite 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 Sixty-Four Thousand And No/100 Dollars ($264,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, WESTERN CASH OFFER LLC, A CALIFORNIA 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 77 ON THE PLAN OF PHASE 3 RICE HILL, AS OF RECORD IN PLAT BOOK 6900, PAGE 292, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

Being the same property conveyed to Western Cash Offer LLC, a California Limited Liability Company by Timothy Wilson in an instrument dated April 24, 2025 and recorded April 29, 2025 in Batch # 1265758.

unimproved ☐
This is improved ☒ property, known as 1436 Rice Hill Cir, Antioch, TN 37013
(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 27 day of March, 2025.

Western Cash Offer LLC, a California Limited Liability Company

BY: _____
Neev Kanon
Member

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____day of March, 2025, by Neev Kanon, as Member for Western Cash Offer LLC, a California Limited Liability Company

_____
Notary Public

Witness my hand and official seal.
My Commission Expires:

Please See Attached CA Acknowledgment on 03/27/2025

CALIFORNIA ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles }

On 03/27/2025 before me, Debra Lynn Murphy-Smardan Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Neev Kanon
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

DEBRA LYNN MURPHY-SMARDAN
Notary Public - California
Los Angeles County
Commission # 2439787
My Comm. Expires Mar 25, 2027

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warrant Deed

Document Date: 03/25/2025 Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

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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 3/27/25 from Western Cash Offer LLC, a California 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 24 day of April, 2025.

Lydia Johnson

4/24/25
Date

STATE OF COLORADO

COUNTY OF ARAPAHOE

The foregoing instrument was acknowledged before me this 24 day of April, 2025, by Lydia Johnson

Notary Public

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

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