Karen Johnson Davidson County
Batch# 1298647 DEEDWARR
07/18/2025 10:35:30 AM 3 pgs
Fees: $18.00 Taxes: $998.63
20250718-0056735

WARRANTY DEED

STATE OF PA
COUNTY OF ALLEGHENY

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $269,900.00

Affiant ROB NEWMAN

SUBSCRIBED AND SWORN TO BEOFRE ME, THIS THE 16 DAY OF JULY, 2025.

Notary Public

MY COMMISSION EXPIRES: 4-2-2029

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Evergreen Settlement Services, LLC, 3401 Mallory Lane, #200, Franklin, TN. 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP0PARCEL NO (S)
ARMM Asset Company 2, LLC	ARMM Asset Company 2, LLC	149-11-0A-020-00
(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 Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, Edwin R. Seward, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto ARMM Asset Company 2, LLC, a Delaware Limited Liability Company , "the Grantee," the following described real estate in Davidson County, Tennessee:

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 Lot No. 20, on the Plan of Rice Hill, Phase 2, of record in Plat Book 6900, Page 27, Register's Office for said County, to which reference is made for a more complete description.

BEING the same property conveyed by Quitclaim Deed from Edwin R. Seward and Kimberly J. Brown to Brenda J. Fisher, Trustee, and from Brenda J. Fisher, Trustee to Edwin R. Seward, dated 07/14/1993 and recorded on 07/26/1993, in Book 9024, Page 212, Davidson County, Tennessee

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Unimproved ☐
This is improved ☒ property, known as 1500 Rice Hill Court, Antioch, TN 37013

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 30 day of June 2025

Edwin R. Seward

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF Montgomery

On this 30 day of June, 2025, before me personally appeared Edwin R. Seward, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30 day of June, 2025.

Notary Signature
My commission expires:

PAMELA YVETTE BARNES
Notary Public - State of Georgia
Montgomery County
My Commission Expires May 8, 2026

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 6/30/2025 (date of document).

Affiant Signature

7/16/2025
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 16 day of JUNE, 20 25.

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