File Number: AM06250342-ZZ

Karen Johnson Davidson County
Batch# 1302061 DEEDWARR
07/25/2025 10:48:30 AM 5 pgs
Fees: $28.00 Taxes: $962.00
20250725-0058893

THIS INSTRUMENT PREPARED BY:	WHEN RECORDED RETURN TO:	Send Tax Bills to:	**Map** & Parcel No.
Caroline Dale for Betters Settlement Services LLC 6275 West Plano Parkway, Ste. 500 Plano, TX 75093	BCHH 181 Montour Run Road, Coraopolis, PA 15108	*New Owner Mailing Address:* Charlene Brown 1925 Westchester Dr, **Nashville,** TN 37207	050 02 0 026.00

General Warranty Deed

FOR AND IN CONSIDERATION **of the** sum **of** $260,000.00 **cash** in **hand paid by Charlene Brown, unmarried, ("Grantee"), and other good and valuable consideration, the receipt and sufficiency all of which** is **hereby acknowledged,** ARMM ASSET COMPANY 2 LLC, a **Delaware limited** liability company, **("Grantor"), has bargained and sold, and** by **these presents does transfer and** convey unto **Grantee, Grantee's** successors **and** assigns **(if applicable)** a certain tract or **parcel of land** in **County of Davidson,** State **of** Tennessee, **to-wit:**

Land in **Davidson County,** Tennessee, **being Lot** No. 97 on **the Plan of** SECTION I, **WILLOW** CREEK of record in Plat Book 5200, Page 629, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same **property conveyed** to **Grantor by deed recorded** on **06/04/2025** at **Instrument Number** 20250604-0043884 in **the** Register's **Office of Davidson County,** Tennessee.

Parcel Number: 050 02 0 026.00

Commonly known as: 1925 Westchester Dr, Nashville, Tennessee 37207

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 18th day of July, 2025.

[Signature Page Follows]

GRANTOR:

ARMM ASSET COMPANY 2 LLC, a Delaware limited liability company

By: Alyssa Ventura
Its: Authorized Signor

ACKNOWLEDGMENT

STATE OF Texas)
)
COUNTY OF Williamson)

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared Alyssa Ventura, the Authorized Signor of ARMM ASSET COMPANY 2 LLC, a Delaware limited liability company, known to me (or proved to me on the oath of _____ or through _____ (description of identity card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 18 day of July, 2025.

Notary Public

My Commission Expires: 2-24-2026

CHRIS VENTURA
Notary Public, State of Texas
Comm. Expires 02-24-2026
Notary ID 133609987

OATH OF CONSIDERATION

The actual consideration for this transfer is $260,000.00. The assessed value is undefined.

Grantee:

Individual Grantee:

Holly A. Mason - Agent for Grantee

Corporate Grantee:

By:

Its:

SUBSCRIBED AND SWORN TO before me this 24 day of July, 2025.

Notary Public

My Commission Expires: 9/7/2026

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(For Recording Data Only)

Tennessee Certification of Electronic Document

I, Zac Behe, 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 7-18-2025 (date of document).

Affiant Signature

7-24-2025
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 24th day of July, 2025.

Thomas E Workman
Notary's Signature

MY COMMISSION EXPIRES: 2-10-2029

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
THOMAS E WORKMAN, Notary Public
Beaver County
My Commission Expires February 10, 2029
Commission Number 1391170