Karen Johnson Davidson County
Batch# 1316759 DEEDWARR
09/02/2025 08:25:30 AM 7 pgs
Fees: $38.00 Taxes: $1,054.50
20250902-0069647

File Number: AM08250142-Z

THIS INSTRUMENT PREPARED BY: Caroline Dale for Betters Settlement Services LLC 6275 West Plano Parkway, Ste. 500 Plano, TX 75093	WHEN RECORDED RETURN TO: BCHH, 181 Montour Run Road, Coraopolis, PA 15108	Send Tax Bills to: ARMM ASSET COMPANY 2 LLC 3903 S. Congress Ave. #40298, Austin, TX 78704	Map & Parcel No. 052 13 0B 332.00

General Warranty Deed

FOR AND IN CONSIDERATION of the sum of $285,000.00 cash in hand paid by ARMM ASSET COMPANY 2 LLC, a Delaware limited liability company, whose address is 3903 S. Congress Ave. #40298, Austin, Texas 78704 ("Grantee)"), and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, Karita Henry, now known as Karita Groves, joined in execution by spouse Austin Groves, whose address is 2637 River Meade Way, Nashville, TN, 37214 ("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:

The real property more fully described in Exhibit "A," attached hereto and incorporated herein for all purposes.

Being the same real estate conveyed to Grantor by instrument recorded on 07/03/2018 at Instrument Number 20180703-0064360 in the Register's Office of Davidson County, Tennessee.

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 27 day of August, 2025

[Signature Page Follows]

GRANTOR:

Karita Henry Now Known as Karita Groves

Karita Henry, now known as Karita Groves

ACKNOWLEDGMENT

STATE OF Tennessee)
)
COUNTY OF Sumner)

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared Karita Henry, now known as Karita Groves and is the person who executed the foregoing instrument.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 26th day of Aug, 2025.

Notary Public

My Commission Expires: My Commission Expires January 28, 2026

CHRISTINE BOLANIS GARNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-28-2026

GRANTOR:

Austin Groves

ACKNOWLEDGMENT

STATE OF TN)
)
COUNTY OF Davidson)

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared Austin Groves and is the person who executed the foregoing instrument.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 26th day of August, 2025.

Notary Public

My Commission Expires:

My Commission Expires
May 8, 2029

UNITY ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

OATH OF CONSIDERATION

The actual consideration for this transfer is $285,000.00. The assessed value is 62,350.00.

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 27 day of August, 2025.

Notary Public
My Commission Expires: 4-2-29

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

(For Recording Data Only)

File Number: AM08250142-Z

Exhibit "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 16 ON THE PLAN OF RIVER GLEN PHASE 7, OF RECORD IN INSTRUMENT NO. 20040212-0016958 AND A PART OF THE HORIZONTAL PROPERTY REGIME OF RIVER GLEN, A HORIZONTAL PROPERTY REGIME CREATED UNDER A MASTER DEED AND BY-LAWS OF RECORD IN BOOK 7566, PAGE 571, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH RIVER GLEN PHASE 7 IS SUBMITTED BY DECLARATION OF SUBMISSION OF RECORD AS INSTRUMENT #20040713-0083147, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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 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.

Parcel Number: 052 13 0B 332.00

Commonly known as: 2637 River Meade Way, Nashville, Tennessee 37214

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

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 8/27/2025 (date of document).

Affiant Signature

8/27/2025
Date

State of Pennsylvania

County of Allegheny

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

Notary's Signature

MY COMMISSION EXPIRES: 4-2-29

NOTARY'S SEAL

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