Name and Address of New Owner:
ARMM ASSET COMPANY 2 LLC
3903 S CONGRESS AVE #40298
AUSTIN, TX 78704

Send Tax Bills To:

ARMM ASSET COMPANY 2 LLC
3903 S CONGRESS AVE #40298
AUSTIN, TX 78704

Karen Johnson Davidson County
Batch# 1317980 DEEDWARR
09/04/2025 08:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,285.75
20250904-0070506

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 086-12-0B-004.00-CO

WARRANTY DEED

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, **Andrew Gould, an unmarried man**, "the Grantor," have this day bargained and sold and by these presents 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:

Land in Davidson County, Tennessee, being Unit 4 as shown in Exhibit A-1 of the Declarations of Covenants, Conditions, and Restrictions for Tulip Grove, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20161123-0123638 Register's Office for Davidson County, Tennessee, as amended in Instrument No. 20161123-0124072, and in Instrument No. 20161130-0125792, Register's Office for Davidson County, Tennessee, which reference is hereby made for a more complete and accurate legal description of said Unit.

Being the same property conveyed to Andrew Gould, an unmarried man, by Special Warranty Deed from Christian R. Wettstein and Suzy E. Wettstein, husband and wife, of record in Instrument No. 20201211-0145231, Register's Office for Davidson County, Tennessee, dated December 1, 2020 and recorded on December 11, 2020.

Being improved property known as **1035 Saddlestone Drive, Hermitage, TN 37076.**

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenant that they is lawfully seized and possessed of said real estate, have 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. 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.

IN WITNESS WHEREOF, Grantor have caused this Warranty Deed to be executed on the 27th day of August, 2025.

_____(SEAL)
Andrew Gould

STATE OF NC
COUNTY OF Mecklenburg

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Andrew Gould, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 27th day of August, 2025.

_____
Notary Public
My commission expires: 07/10/2029

TAMMIE M HIBBERT
NOTARY PUBLIC
CABARRUS COUNTY, NC
My Commission Expires
07.10.2029

AFFIDAVIT OF VALUE

STATE OF PA
COUNTY OF Allegheny

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $347,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant) Rob Newman

Sworn to and subscribed before me this
3 day of ~~August, 2025~~. September 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

File No. GNT-25-4167

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

9/3/2025
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 3 day of September, 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