Karen Johnson Davidson County
Batch# 1319144 DEEDWARR
09/08/2025 09:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,169.20
20250908-0071374

WARRANTY DEED

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

File No. CR-25-10904

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $316,000.00

Affiant Rob Newman

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of September, 2025

Notary Public

MY COMMISSION EXPIRES: 04/02/2029
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ARMM Asset Company 2, LLC, a Delaware Limited Liability Company	New Owner: ARMM Asset Company 2, LLC, a Delaware Limited Liability Company	
(NAME) 3903 S Congress Ave, # 40298	(NAME) 3903 S Congress Ave, # 40298	149-04-0B-002.00-CO
(ADDRESS) Austin, TX 78704	(ADDRESS) Austin, TX 78704	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Reed Daugherty, unmarried**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ARMM Asset Company 2 LLC, a Delaware Limited Liabiltiy Company**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS 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 Unit No. B of The Plan of 2562-A & 2562-B Willow Branch Drive Townhomes, a horizontal property regime with private elements, as shown on Exhibit "A" of 2562-A & 2562-B Willow Branch Drive Townhomes, of record in Instrument No. 20160321-0026629, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Reed Daugherty, unmarried man by Warranty Deed from Moss Springs, LLC of record in Instrument No. 20170616-0060681 Register's Office for Davidson County, Tennessee, dated June 15, 2017 and recorded on June 16, 2017.

This is property more commonly known as 2562 Willowbranch Drive, Nashville, TN 37217.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 heirs 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 heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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.

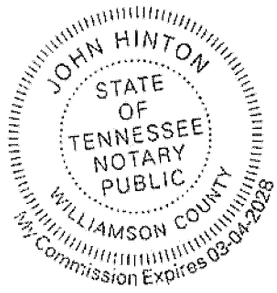
Witness my/our hand this 2nd day of September, 2025.

Reed Daugherty

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 2nd day of September, 2025, before me personally appeared Reed Daugherty, 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 2nd day of September, 2025.



Notary Signature
My commission expires:

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 9/2/2025 (date of document).

Affiant Signature

9/4/2025
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 4th day of September, 2025.

Notary's Signature

MY COMMISSION EXPIRES:04/02/2029

NOTARY'S SEAL

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