THIS INSTRUMENT WAS PREPARED BY **Harpeth Escrow, LLC** **117 Saundersville Road, Ste. 201** **Hendersonville, TN 37075**	**STATE OF ~~Tennessee~~** PA **COUNTY OF ~~Davidson~~** Allegheny The actual consideration or value, whichever is greater, for this transfer is $327,000.00 **Affiant** ROB NEWMAN Subscribed and sworn to before me, this ~~30th day of~~ 7 day of October ~~September,~~ **2025**. **Notary Public** **My commission expires:** 4-2-29

Karen Johnson Davidson County
Batch# 1332285 DEEDWARR
10/09/2025 11:12:30 AM 3 pgs
Fees: $18.00 Taxes: $1,209.90
20251009-0080750

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

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
ARMM Asset Company 2 LLC **3903 S Congress Ave #40298** **Austin, TX 78704**	**New Owner**	**052-08-0A-172-00** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Sandra Purvis, unmarried**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **ARMM Asset Company 2 LLC, a Delaware Limited Liability Company**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 172 on the Plan of Phase One, Section Two, Heron Walk, a Revision of Cheyenne Pass, P.U.D. of record in Plat Book 9700, Page 386, in the 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 Sandra Purvis, unmarried and Augusta Purvis, unmarried by Warranty Deed from Allen Earps and wife Betty F. Earps of record in Book 10782, page 665, Register's Office for Davidson County, Tennessee, dated January 30, 1998 and recorded on February 04, 1998.
Being the same property conveyed to Sandra Purvis, unmarried by Quitclaim Deed from August Purvis, unmarried of record in Instrument No. 20090506-0041609 Register's Office for Davidson County, Tennessee, dated April 29, 2009 and recorded on May 06, 2009.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (__) property known as **1608 Wynnhaven Court, Madison, TN 37115**.

HE-2025-489

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 in 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(s) this **30th day of September, 2025.**

Sandra Purvis

Sandra Purvis

STATE OF KENTUCKY
COUNTY OF BATH

On this 30th day of September, 2025, before me personally appeared Sandra Purvis, 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 30th day of September, 2025.

Garcia

Notary Signature
My commission expires: 05/04/2027

HUMBERTO ALFREDO GARCIA
NOTARY PUBLIC
STATE AT LARGE
KENTUCKY
COMMISSION # KYNP71714
MY COMMISSION EXPIRES May 4th 2027

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 9/30/2025 (date of document).

Affiant Signature

10/7/2027
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 7 day of October, 20 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