Karen Johnson Davidson County
Batch# 1338281 DEEDWARR
10/24/2025 02:40:30 PM 7 pgs
Fees: $38.00 Taxes: $1,047.10
20251024-0084851

File Number: AM09250084-Z

RW
* NEW OWNER

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. 164 07 0A 020.00

General Warranty Deed

FOR AND IN CONSIDERATION of the sum of $283,000.00 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, Jamariuos Jones and Latasha Shonte' Jones, formerly married, whose address is 204 PAINTER DR, Antioch, TN 37013 ("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 07/02/2018 at Instrument Number 20180702-0063636 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 17 day of Oct, 2025.

[Signature Page Follows]

GRANTOR:

Latasha Shonte' Jones

Latasha Shonte' Jones

ACKNOWLEDGMENT

STATE OF Tennessee

COUNTY OF Davidson

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared Latasha Shonte' Jones and is the person who executed the foregoing instrument.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 17 day of Oct, 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:

Jamarious Jones

ACKNOWLEDGMENT

STATE OF Tennessee)
)
COUNTY OF Davidson)

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

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 17th day of October, 2025.

Notary Public

My Commission Expires: 04-24-2029

KENTON G. SINGLETON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

OATH OF CONSIDERATION

The actual consideration for this transfer is $283,000.00 The assessed value is $56,900.00.

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 23 day of October, 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: AM09250084-Z

Exhibit "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 20, ON THE PLAN OF FINAL PLAT, SECTION ONE, HARVEST GROVE, AS THE SAME APPEARS OF RECORD IN INSTRUMENT NO. 20060726-0090037 AS AMENDED AT 20061116-0142300, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT SPECIFIC REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

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: 164 07 0A 020.00
Parcel Number: 07 0A 020.00

Commonly known as: 209 Grovedale Trace, Antioch, Tennessee 37013

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 10/17/2025 (date of document).

Affiant Signature

10/23/2025
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 23 day of October, 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