Karen Johnson Davidson County
Batch# 1339441 DEEDWARR
10/29/2025 02:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,531.80
20251029-0086146

Commonwealth of Pennsylvania - Notary Seal Melanie Miller, Notary Public Beaver County My commission expires April 27, 2026 Commission number 1223686 Member, Pennsylvania Association of Notaries (Notary Stamp)	**STATE OF ~~TENNESSEE~~ PA** **COUNTY OF Allegheny** The actual consideration or value, whichever is greater, for this transfer is $414,000.00. Affiant Rob Newman Subscribed and sworn to before me, this ~~14th~~ 28th day of October, 2025. Notary Public My commission expires: 4/27/26

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
ARMM Asset Company 2 LLC, a Delaware Limited Liability Company	**ARMM Asset Company 2 LLC, a Delaware Limited Liability Company**	**050-02-0E-189.00**
3903 S. Congress Ave #40298	**3903 S. Congress Ave #40298**	
Austin, TX 78704	**Austin, TX 78704**	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Alexander Tood Paulson, 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 Liability Company

(hereinafter called the "Grantee"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 189 on the Plan of Final Plat, Thornton Grove PUD, Phase 3A, of record in Instrument No. 20220420-0045367, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
Being the same property conveyed to Alexander Todd Paulson, Unmarried Man by Special Warranty Deed from NVR, Inc., a Virginia corporation T/A Ryan Homes of record in Instrument No. 20230322-0020803 Register's Office for Davidson County, Tennessee, dated March 22, 2023 and recorded on March 22, 2023.

This is improved property known as **3056 Sapgate Ln, Nashville, TN 37207.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 21st day of October, 2025.

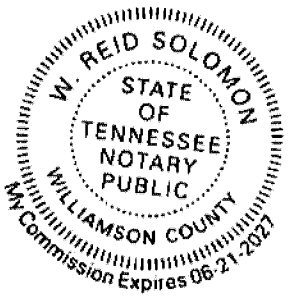
Alexander Tood Paulson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Alexander Tood Paulson, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed his name above.

Witness my hand and official seal this 21st day of October, 2025.

Notary Public
My Commission Expires: _____



Lenders Title Company File No. 25-002677-524

SP 11/2015

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 10/21/2025 (date of document).

Affiant Signature

10/28/2025
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 28 day of October, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 4-27-26

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Melanie Miller, Notary Public
Beaver County
My commission expires April 27, 2026
Commission number 1223686
Member, Pennsylvania Association of Notaries