File Number: AM10250208-Z

Karen Johnson Davidson County
Batch# 1350777 DEEDWARR
11/25/2025 01:44:30 PM 5 pgs
Fees: $28.00 Taxes: $1,161.80
20251125-0094139

THIS INSTRUMENT PREPARED BY:	WHEN RECORDED RETURN TO:	Send Tax Bills to: (New Owner)	Map & Parcel No.
Caroline Dale for Betters Settlement Services LLC 6275 West Plano Parkway, Ste. 500 Plano, TX 75093	BCHH 181 Montour Run Road Coraopolis, PA 15108	ARMM ASSET COMPANY 2 LLC 3903 S. Congress Ave. #40298 Austin, TX 78704	053 09 0B 111. 00

General Warranty Deed

FOR AND IN CONSIDERATION of the sum of $314,000.00 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, Best Home llc, a Tennessee limited liability company, whose address is 635 Foster Lane, Mt. Juliet, Tennessee 37122 ("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 10/21/2025 at Instrument Number 20251021-0083824 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 18 day of November, 2025.

[Signature Page Follows]

GRANTOR:

Best Home llc, a Tennessee limited liability company

By: Mina Khel
Its: SOLE MEMBER

ACKNOWLEDGMENT

STATE OF TN)
)
COUNTY OF Davidson)

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared Mina Khel, the Sole member of Best Home llc, a Tennessee limited liability company, known to me (or proved to me on the oath of _____ or through DL (description of identity card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 18 day of November, 2025.

Notary Public

My Commission Expires: 1 5 28

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/05/2028
WILSON COUNTY

OATH OF CONSIDERATION

The actual consideration for this transfer is $314,000.00. The assessed value is $83,400.00.

Grantee:

ARMM ASSET COMPANY 2 LLC, a Delaware limited liability company
By: Main Street Renewal LLC
Its: Authorized Signor

By: ~~Alyssia Ventura~~ ROB NEWMAN MK
Its: ~~Closing Manager~~ AGENT MK

SUBSCRIBED AND SWORN TO before me this 21st day of November, 2025.

Notary Public
My Commission Expires: 04/02/2025

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)

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Exhibit "A"

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 123, PLAT OF LOT 123, SECTION THREE, CUMBERLAND STATION AT WILSON CAMP, OF RECORD IN INSTRUMENT NO. 20040116-0006980, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION OF SAID PROPERTY.

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: 053 09 0B 111. 00

Commonly known as: 1933 Grants Pass, Madison, Tennessee 37115

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 11/18/2025 (date of document).

Affiant Signature

11/21/2025
Date

State of PENNSYLVANIA

County of ALLEGHENY

Sworn to and subscribed before me this 21st day of November, 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