WARRANTY DEED

Karen Johnson Davidson County
Batch# 1360920 DEEDWARR
12/22/2025 02:38:30 PM 3 pgs
Fees: $18.00 Taxes: $856.55
20251222-0101620

STATE OF GA
COUNTY OF WALKER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $231,500.00.

David S Keil Jr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF NOVEMBER, 2025.

Gheorghe Istrate
Notary Public

MY COMMISSION EXPIRES: 12/04/2028
(AFFIX SEAL)

GEORGHE ISTRATE NOTARY PUBLIC WALKER COUNTY GEORGIA EXPIRES 12/04/2028

THIS INSTRUMENT WAS PREPARED BY
Stacey Nash, First Integrity Title Company, 501 S. Cherry Street, Suite 700, Glendale, CO 80246

File No.: 108-2519587-S

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
ARMM Asset Company 2 LLC, a Delaware limited liability company	ARMM Asset Company 2 LLC, a Delaware limited liability company	164 13 0 011.00
(NAME)	(NAME)	
3903 S Congress Ave, #40298	3903 S Congress Ave, #40298	
(ADDRESS)	(ADDRESS)	
Austin TX 78704	Austin TX 78704	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Thirty-One Thousand Five Hundred And No/100 Dollars ($231,500.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, DAVID STEPHEN KEIL, JR. AND WIFE, HELENE SUZETTE KEIL, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, HEREINAFTER CALLED THE GRANTORS, 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 GRANTEES, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 297 OF ASHEFORD CROSSING, SECTION ONE, A PLANNED UNIT DEVELOPMENT, OF RECORD IN PLAT BOOK 7900, PAGE 937, SAID REGISTER'S OFFICE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

Being the same property conveyed to David Stephen Keil, Jr, and wife Helene Suzette Keil by Quit Claim Deed dated October 1, 2025 in an instrument #20251007-0079871 and recorded October 07, 2025 in Karen Johnson Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 205 Crosshaven Ct, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 successors 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 successors 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 our hands this 24 day of November, 2025.

David Stephen Keil, Jr.

Helene Suzette Keil

STATE OF ~~TENNESSEE~~ G.I GEORGIA

COUNTY OF WALKER

The foregoing instrument was acknowledged before me this 24th day of November, 2025, by David Stephen Keil, Jr. and wife, Helene Suzette Keil

Notary Public

Witness my hand and official seal.
My Commission Expires: 12/04/2026

GHEORGHE ISTRATE NOTARY PUBLIC WALKER COUNTY GEORGIA EXPIRES 12/04/2026

CERTIFICATE OF AUTHENTICITY

I, David Lopez do hereby make oath that I am a licensed attorney and/or the custodian

of the original version of the electronic document attached - **Warranty Deed** dated 11/24/2025 from David Stephen Keil, Jr. and wife, Helene Suzette Keil, as joint tenants with right of survivorship, as Grantor to ARMM Asset Company 2 LLC, a Delaware limited liability company, as Grantee - 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.

This 15th day of December, 2025.

12/15/2025
Date

STATE OF Colorado

COUNTY OF Arapahoe

On this 15th day of December, 2025, before me, the undersigned notary public, personally appeared David Lopez whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that they executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument appears to be of sound mind and under no duress, fraud, or undue influence.

Notary Public
My Commission Expires: 12/30/2025
Personally Known X OR Produced Identification_____

PRISCILLA CRUZ
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20214050069
MY COMMISSION EXPIRES 12/30/2025