Karen Johnson Davidson County
Batch# 1369639 DEEDWARR
01/14/2026 11:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,683.50
20260114-0003392

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,000.00

Affiant ROB NEWMAN

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of January, 2026

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

File No. AD-25-12125

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ARMM Asset Company 2 LLC	New Owner	
(NAME)	(NAME)	
3903 S Congress Ave #40298	ARMM Asset Company 2 LLC	161-05-0B-015-00
(ADDRESS)	(ADDRESS)	
Austin, TX 78704	3903 S Congress Ave #40298 Austin, TX 78704	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Christian Seth Andrews and Tracy Andrews, a married couple**, 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, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

THAT CERTAN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 15 ON THE PLAN OF REVISED P.U.D. BOUNDARY PLAT AND SUBDIVISION PLAT FOR BRENTWOOD GLEN OF RECORDIN PLAT BOOK 7900, PAGE 189, 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 BY WARRANTY DEED FROM CHRISTOPHER T. FROST, MARRIED TO CHRISTIAN SETH ANDREWS AND TRACY BUEHRLE, A MARRIED COUPLE, DATED 11/30/2016 AND RECORDED ON 12/08/2016, IN INSTRUMENT NO. 20161208-0129122, IN THE OFFICE OF THE RECORDER, DAVIDSON COUNTY, TENNESSEE.

This is property more commonly known as 713 Brent Glen Place, Nashville, TN 37211.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 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 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 this 7th day of January, 2026.

Tracy Andrews

Christian Seth Andrews

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 7th day of January, 2026, before me personally appeared Tracy Andrews and Christian Seth Andrews, 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 7th day of January, 2026.

Notary Signature
My commission expires: 3-3-2026



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 1/7/2026 (date of document).

Affiant Signature

1/12/2026
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 12 day of January, 20 26.

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