WARRANTY DEED

Karen Johnson Davidson County
Batch# 856328 DEEDWARR
05/17/2022 08:40:27 AM 2 pgs
Fees: $13.00 Taxes: $1,202.50

20220517-0056364

J-AAF-22-2412

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: 11-13-25 (AFFIX SEAL)

MY COMMISSION EXPIRES MAY 13, 2025 RUDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
AAF Investments, LLC	**New Owner**	
(NAME)	(NAME)	**081-03-0-309.00**
949 Bordeaux Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RODNEY L. AMMONS AND TARA N. AMMONS AND MISTY WELLS AND ROAD AMMONS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AAF INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 19 on the Planof Riverview Gardens, as of record in Book 3600, page 46, Register's Office for Davidson County, Tennessee.

Said Lot No. 19 fronts 50 feet on the Easterly side of 18th Avenue North and runs back 128.0 feet on the North side and 140.0 feet on the West Side to a dead line, on which it measures 51.3 feet thereon.

Being the same property conveyed to Roger L. Ammons et ux and Martha Lee Ammons by Warranty deed from Mack Samuel Reynolds et ux Ellen Ann Wiseman Reynolds of record in Book 4628, page 107, Register's Office for Davidson County, Tennessee, dated August 11, 1972 and recorded on August 15, 1972.

Being the same property conveyed to Roger L. Ammons by QuitClaim deed from Martha Lee Ammons of record in Instrument No. 20050302-0022797 Register's Office for Davidson County, Tennessee, dated March 02, 2005 and recorded on March 02, 2005.

Roger L. Ammons having since died and bequeathed said property to Misty Ammons n/k/a Misty Wells, Tara N. Ammons, Road Ammons and Rodney L. Ammons by Last Will and Testament filed for record in Instrument No. 20220506-0052339, Register's Office for Davidson County, Tennessee.

**Said property is not the primary residence of the Grantors.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 3600, Page 46, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3708, Page 89, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2412 18th Ave. N, Nashville, Tennessee 37208**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 11th DAY OF MAY, 2022.

Rodney L. Ammons

Tara N. Ammons

Misty Wells by Rodney L. Ammons, Attorney-In-Fact

Road Ammons by Rodney L. Ammons, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RODNEY L. AMMONS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of May, 2022.

Notary Public
My Commission Expires: 12-16-2025
(SEAL)

VICTOR HAZELWOOD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TARA N. AMMONS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of May, 2022.

Notary Public
My Commission Expires: 12-16-2025
(SEAL)

VICTOR HAZELWOOD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RODNEY L. AMMONS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MISTY WELLS AND ROAD AMMONS, and who acknowledged he/she/they executed the same as the free act and deed of the said MISTY WELLS AND ROAD AMMONS.

Witness my hand and official seal, this the 11th of May, 2022.

Notary Public
My Commission Expires: 12-16-2025
(SEAL)

VICTOR HAZELWOOD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212