Karen Johnson Davidson County
Batch# 862375 DEEDWARR
05/25/2022 12:06:30 PM 4 pgs
Fees: $23.00 Taxes: $962.00
20220525-0060722

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20226958

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$260,000.00;** which is equal to or greater than the amount which the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 5th day of May, 2022

Notary Public
My Commission Expires: 3-7-23

T. P. BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 5th day of May, 2022, among:

MUSIC CITY HOLDINGS, LLC

a Texas limited liability company, its successors and/or assigns (the "**Grantor**")

AND

AJX HOMES TN, LLC,
A TENNESSEE LIMITED LIABILITY COMPANY

including all heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being the southeasterly 60 feet of Tract No. 35 on the Plan of G. Gilbert Lowe lands, not of record, described in part according to a survey by T. R. Sanford, Surveyor, September 21, 1956, as follows:

Beginning at an iron pin of the southerly side of Old Hickory Boulevard at the common corner of Tract No. 35 and Tract No. 36; thence with the line between said tracts 285.5 feet to an iron pin in a fence line; thence northwardly with said fence line 60 feet to a point; thence along a line 60 from and parallel with the common line between Tract Nos. 35 and 36, 260 feet, more or less, to the southerly margin of Old Hickory Boulevard; thence with margin of said boulevard southeasterly 60 feet to the point of beginning.

Being the same property conveyed to Lenon Jean Anderson, an unmarried person by deed from Patricia Shirley, Trustee of the Harry Lee Shirley Trust, dated October 26, 2005, of record in Instrument No. 20051028-0130395, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Music City Holdings, LLC, A Texas Limited Liability Company by Warranty Deed from Lenon Jean Anderson, an unmarried person dated May 5, 2022, and filed of record in Instrument No. 20220517-0056491, Register's Office for Davidson County, Tennessee, on May 17, 2022.

Being also known as 1253 Old Hickory Blvd., Nashville, TN 37207

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned has executed this instrument in accordance with its Operating Agreement and pursuant to a properly issued resolution authorizing the same.

Music City Holdings, LLC

BY: _____
Wyatt Tiffany

State of TENNESSEE
County of WILLIAMSON

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared ***Wyatt Tiffany*** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the ***Authorized Signor*** of ***Music City Holdings, LLC*** the within named bargainor, and that he/she as such ***Authorized Signor*** being authorized to do so, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company, by himself/herself as its ***Authorized Signor***.

Witness my hand and official seal this 5 day of May, 2022.

_____
Notary Public
My Commission Expires: 3723

T. P. BOSHEARS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Owner Name & Property Address:

Name: AJX Homes TN, LLC
Address: 1253 Old Hickory Blvd
City, State, Zip: Nashville, TN 37207

Responsible Party For Taxes:

Name: Same
Address: 5959 Mission Gorge Rd #206
City, State, Zip: San Diego CA 92120

Tax ID: 041-07-039.00

Certificate of Authenticity

I, Nick Harris, 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 5/5/2022.

Date

Affiant Signature

5/5/2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 5 day of May, 20 22.

Notary's Signature

My Commission Expires: 3.7.23
Date

Notary's Seal (if on paper)

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY