Karen Johnson Davidson County
Batch# 887159 DEEDWARR
07/11/2022 02:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,128.13
20220711-0079534

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/
RETURN TO
Summit Title & Escrow
7110 Crossroads Blvd. Ste. 300
Brentwood, TN 37027
615-252-5965
File No: TN-22-3348

KATELYNN ELIZABETH KING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

State of TENNESSEE
County WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $304,900.00

Affiant

Subscribed & sworn to before me, this 7th day of July, 2022

Notary Public

My Commission Expires: _____

Property Address: 4005 Dumbarton Drive, Nashville, TN 37207 **Map/Parcel Number:** 041 11 0 007.00	**Name & Address of New Owner** AJX Homes TN, LLC 5959 Mission Gorge Road, Suite 206, San Diego, CA 92120	**Send Tax Bills To:** AJX Homes TN, LLC 5959 Mission Gorge Road, Suite 206, San Diego, CA 92120

Effective as of **30th day of June, 2022**, for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Music City Financial LLC, a Texas Limited Liability Compan** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **AJX Homes TN, LLC, a Tennessee Limited Liability Company** hereinafter called the Grantee, its successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

Being Lot No. 441 on the plan of Bellshire Estates, Section "B", of record in Plat Book 2331, Page(s) 128 and 129, 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 to Music City Financial LLC, a Texas Limited Liability Company, by Warranty Deed from Stathan, LLC, a Tennessee Limited Liability Company, of record in Instrument No. __202207110079533____, in the Register's Office of Davidson County, Tennessee.

This property is unencumbered except for all applicable restrictions, easements, visible easements, matters appearing on the plan(s) of record; and all matters referenced in the master deed and by-laws in additional to applicable government and zoning regulations, all of record in the Register's Office of Davidson **County**, Tennessee; and **2022 Davidson County**, and **2022 City of Nashville**, Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's successors, 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 the Grantor's hand on this 30 day of June 2022

GRANTOR:

Music City Financial LLC

By: _____
Noah Viddal, Authorized Signer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 30TH day of JUNE, 2022, before me personally appeared Noah Viddal, Authorized Signer of Music City Financial LLC, 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 30TH day of JUNE, 2022.

_____
Notary Signature
My commission expires: 10/26/25

Kristen Nicole Gevinski
STATE OF TENNESSEE NOTARY PUBLIC
Wilson

Certificate of Authenticity

I, Katelynn King, 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 7/11/2022.

Date

Katelynn King

Affiant Signature

7/11/2022

Date

State of TENNESSEE

County of WILLIAMSON

Sworn to and subscribed before me this 11 day of July 20 22.

Notary's Signature

My Commission Expires: May 18, 2025

Date

Notary's Seal (if on paper)



