This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20227365 **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 **$320,000.00;** 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 29th day of July, 2022 Notary Public My Commission Expires: 3-7-23

T.P. BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-07-2023

WARRANTY DEED

THIS INDENTURE, made this 29th day of July, 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".

Karen Johnson Davidson County
Batch# 901218 DEEDWARR
08/09/2022 02:48:30 PM 4 pgs
Fees: $23.00 Taxes: $1,184.00
20220809-0090653

Land in Davidson County, Tennessee, being Lot No. 43 on the Map of Rawls Subdivision, not of record, originally shown on a survey by Z.J. Wilkinson, Surveyor, but recently amended by and shown on a survey by Pete Meyer, Surveyor, dated April 24, 1946, as follows:

Beginning at a point in the North margin of Edwin Street, as dedicated and opened by an instrument of record in Book 1300, page 547, Register's Office for said County, said point being the corner of Lot Nos. 1 and 43 as shown on said Meyer survey, and being 130 feet East of a concrete monument set in the North margin of Edwin Street, at the beginning of a curve into Jones Avenue; thence with the West line of Lot No. 43 and along the East line of Lot Nos. 1 and 2, North 4 degrees 30 minutes East to a point at the Northwest corner of Lot No. 43; thence Easterly 60 feet to a point, the corner of Lot Nos. 42 and 43; thence Southerly 136 feet to the North line of Edwin Street, thence with the margin of the same, South 89 degrees West 60 feet to the point of beginning.

BEING the same property conveyed to Music City Holdings, LLC, A Texas Limited Liability Company by Warranty Deed from Stephen F. Meade Married dated July 29, 2022, and filed of record in Instrument No. 20220803-0088400 Register's Office for Davidson County, Tennessee, on August 03, 2022.

Being also known as 501 Edwin Street, 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 29th day of July, 2022.

_____
Notary Public
My Commission Expires: 3-7-23

T.P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

Owner Name & Property Address:

Name: AJX Homes TN LLC
Address: 501 Edwin St
City, State, Zip: Nashville, TN 37207

Responsible Party For Taxes:

Name: AJX Homes TN LLC
Address: 5959 Mission Gorge Rd
City, State, Zip: STE 206
SAN Diego CA 92120

Tax ID: 071-08-366.00

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 7/29/2022.

Date

Affiant Signature

7/29/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 29 day of July, 2022.

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