Karen Johnson Davidson County
Batch# 904564 DEEDWARR
08/17/2022 03:28:30 PM 4 pgs
Fees: $23.00 Taxes: $1,174.75
20220817-0093419

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $317,500.00.

Affiant

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

Subscribed and sworn to before me this 15th day of August, 2022.

Notary Public
My Commission Expires: 10/2/2023

2022-403

Address of New Owner:	Send Tax Bills to:	Tax Information:
AJX Homes TN, LLC	New Owner	
3909 Banbury Drive		041 14 0 005.00
Nashville, TN, 37207		

WARRANTY DEED

For and in 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, we

Vicki A. White, an unmarried woman and Kathy D. Tyree, an unmarried woman,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

AJX Homes TN, LLC, a Tennessee Limited Liability Company,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 419 on the Plan of Bellshire Estates, Section "B", of record in Book 2331, Pages 128 and 1291, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said property.

BEING the same property conveyed to James Wallace Burke and wife, Billie Maxine Burke from Gaines and Gregory Construction Company, Inc., of record in Book and Page or Instrument Number Book 2796 Page 581, Register's Office for Davidson, Tennessee, dated July 16, 1958 and recorded on July 16, 1958. Consideration for conveyance in the amount of $0.00.

BEING the same property conveyed to Kathy Tyree and Vickie White, as tenants in common from Billie Maxine Burke, unmarried, of record in Book and Page or Instrument Number Instrument No. 20181001-0096992, Register's Office for Davidson, Tennessee, dated September 27, 2018 and recorded on October 1, 2018.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **3909 Banbury Drive, Nashville, TN 37207.**

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 our hands this 15th day of August, 2022.

Vicki A. White

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee, this 15th day of August, 2022.

Notary Public
My Commission Expires: 06/14/2026

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Kathy D. Tyree

Kathy D. Tyree

STATE OF FL

COUNTY OF BAY

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

Witness my hand and official seal at **Nashville, Tennessee, this** 15 **day of** August, 2022.

Official Notary Seal
BEVERLY SHEAN
Commission No. HH 92386
Comm. Expires 05/6/25

Notary Public
My Commission Expires:

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 8/15/2022.

D. Shayne Adair

8/17/2022
Date

STATE OF TENNESSEE
STATE OF DAVIDSON

Sworn to and subscribed before me this 17 day of August 2022.



April D. Wideman
Notary Public
My Commission Expires: 03/07/2026