Prepared by:

615 Title, LLC
807 Bradford Ave
Nashville, Tennessee 37204

Karen Johnson Davidson County
Batch# 917014 DEEDWARR
09/15/2022 10:38:30 AM 3 pgs
Fees: $18.00 Taxes: $1,775.63
20220915-0102973

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $479,900.00

Affiant

Subscribed and sworn to before me this 8th day of September, 2022.

Notary Public
My Commission Expires: 11/08/2022

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

2022-431

Address of New Owner:	Send Tax Bills to:	Tax Information:
Nadina Chavez	New Owner	
109 Glenmont Drive	109 Glenmont Dr.	119 11 0 147.00
Nashville, TN, 37210	Nashville, TN 37210	

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

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

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

Nadina Chavez, an unmarried woman,

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. 21 on the Plan of Thompson Lane Park, as of record in Book 2331, Page 138, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

BEING the same property conveyed to Homeofcapital, LLC, a Tennessee Limited Liability Company, by Quit Claim Deed from Akram Rozh, a married man, of record at Instrument No. 20201221-0151428, Register's Office for Davidson, Tennessee, dated December 15, 2020 and recorded on December 21, 2020.

BEING the same property conveyed to Music City Holdings, LLC, a Texas limited liability company, by Warranty Deed from Homeofcapital, LLC, a Tennessee Limited Liability Company, of record at Instrument No. 20220621-0070193, Register's Office for Davidson, Tennessee, dated May 27, 2022 and recorded on June 21, 2022.

BEING the same property conveyed to AJX Homes TN, LLC, a Tennessee limited liability by Warranty Deed from Music City Holdings, LLC, a Texas limited liability company, of at Instrument No. 20220627-0072949, Register's Office for Davidson, Tennessee, dated May 31, 2022 and recorded on June 27, 2022.

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

This is improved property located at **109 Glenmont Drive Nashville, TN 37210.**

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 9 day of September, 2022.

AJX Homes TN, LLC

By: Haley Ferris, Authorized Signor

STATE OF Florida
COUNTY OF Pinellas

Before me, Connie Park a Notary Public of said County and State, personally appeared Haley Ferris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the authorized signor, of AJX Homes TN, LLC, and that she as such authorized signor executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as authorized signor.

Witness my hand and official seal at Nashville, Tennessee, this 9 day of September, 2022.

CONSTANCE PARK
MY COMMISSION # HH 161349
EXPIRES: December 3, 2025
Bonded Thru Notary Public Underwriters

My Commission Expires: 12/3/25

Constance Park
Notary Public

CONSTANCE PARK
MY COMMISSION # HH 161349
EXPIRES: December 3, 2025
Bonded Thru Notary Public Underwriters

Certificate of Authenticity

I, Holly Mason, 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 9/9/22.

Affiant Signature

9/9/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 9th day of September, 2022.

Notary's Signature

(Notary Seal)

My Commission Expires: 11/3/25