WARRANTY DEED

Karen Johnson Davidson County
Batch# 920560 DEEDWARR
09/22/2022 02:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,683.50
20220922-0105568

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21 DAY OF September 20 22

Notary Public

MY COMMISSION EXPIRES: 11/08/2022
(AFFIX SEAL)

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maria Esther Carranza-Navarro	NEW OWNER	
(NAME) 117 Glenmont Dr.	(NAME) 117 Glenmont Dr.	11911014500
(ADDRESS) Nashville, TN 37210	(ADDRESS) Nashville, TN 37210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **AJX Homes TN, LLC,** a Limited Liability Company, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Maria Esther Carranza-Navarro,** a single woman, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being all of Lot No. 23, on the Plan of Thompson Lane Park, as shown by plat appearing of record in Book 2331, Page 138, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to AJX Homes TN, LLC, a Tennessee Limited Liability Company, by virtue of that certain Warranty Deed dated May 31, 2022, and being of record at Instrument No. 20220627-0072941, in the amount of $380,000.00 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Music City Holdings, LLC by virtue of Warranty Deed dated May 27, 1122 at Instrument No. 20220621-0070194, in the amount of $340,000.00 in the said Register's Office.

Being the same property previously conveyed to Homeofcapital LLC, a Tennessee Limited Liability Company by virtue of Quit Claim Deed dated October 18, 2019 at Instrument No. 20210127-0012163, in the amount of $.00 in the said Register's Office.

Being the same property previously conveyed to Allcustomhome LLC, a Tennessee Limited Liability Company by virtue of Quit Claim Deed dated October 18, 2019 at Instrument No. 20191022-0107906, in the amount of $.00 in the said Register's Office.

Being the same property previously conveyed to Akram Rozh and Qumni Ahmed Hamid, husband and wife, by virtue of Quit Claim Deed dated August 22, 2019 at Instrument No. 20190822-0084682, in the amount of $.00 in the said Register's Office.

Being the same property previously conveyed to Allcustomhome LLC, a Tennessee Limited Liability Company by virtue of Warranty Deed dated July 15, 2019 at Instrument No. 20190724-0072845, in the amount of $220,000.00 in the said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at The Register's Office for Davidson County, Tennessee and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 117 Gleumont Dr. Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 21st day of September, 2022.

AJX Homes TN, LLC

By: Haley Ferris, Authorized Signor

STATE OF Florida
COUNTY OF Pinellas

Before me, Constance 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 office this 21st day of September, 2022.

Notary Public

My Commission Expires: 12/3/25

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 9/21/22.

Affiant Signature

9/21/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 21 day of September, 2022.

Notary's Signature

(Notary Seal)

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

My Commission Expires: 1-6-25