This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-19643-LV

Karen Johnson Davidson County
Batch# 946524 DEEDWARR
12/01/2022 01:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,818.74
20221201-0125894

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $491,550.00.

Affiant

Subscribed and sworn to before me, this the 29th day of November, 2022.

Notary Public
My Commission Expires: 3/3/26

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Willie James Hudson, III 3916 Devonshire Drive Nashville, TN 37207	Ally Bank 440 South Church Street Charlotte, NC 28202-2028	041 11 0 107.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **AJX Homes TN LLC, a Tennessee limited liability company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Willie J Hudson, III, a single person**, hereinafter called the Grantee(s), his 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 Lot No. 174 on the Plan of Bellshire Estates, Section 4, of record in Book 2133, Page 113, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to AJX Homes TN LLC, a Tennessee limited liability company by Warranty Deed from Music City Holdings, LLC, a Texas limited liability company of record as Instrument No. 20220408-0041003 in the Register's Office for Davidson County, Tennessee, dated March 25, 2022 and recorded on April 8, 2022.

This is improved property located at: **3916 Devonshire Drive, Nashville, TN 37207.**

This conveyance is made subject to 1) Property taxes for the year 2023, and thereafter, a lien not yet due and payable. The 2022 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of November, 2022.

GRANTOR:

AJX Homes TN LLC, a Tennessee Limited Liability Company

By: _____
Haley Ferris, Manager

STATE OF Florida
COUNTY OF Pinellas

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Haley Ferris, Manager the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they is the Manager of AJX Homes TN LLC, the maker, and is authorized by the maker to execute the foregoing instrument in the capacity of and for the purposes therein contained.

WITNESS my hand and seal at office this 28th day of November, 2022.

_____
Notary Public
My Commission expires: 12/21/25

MEGAN ZOSS
MY COMMISSION # HH 210188
EXPIRES: December 21, 2025

202212010125894

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 11/28/2022 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 11/28/2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28 **day of** November, **2** 022.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM