WARRANTY DEED

File No. CTO-2022-290

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 363,000.00 358,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of January, 2023

Notary Public

MY COMMISSION EXPIRES:

(AFFIX

BRIAN D MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2023

Karen Johnson Davidson County
Batch# 961441 DEEDWARR
01/17/2023 10:58:18 AM 2 pgs
Fees: $13.00 Taxes: $1,324.60

20230117-0003623

THIS INSTRUMENT WAS PREPARED BY
Cornerstone Title of Tennessee, LLC
1602 W Northfield Blvd., Ste 2
Murfreesboro, Tennessee 37129
(615)-203-3054

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hamm Rental Dickson, LLC	Same as new owner	
1081 Sunset Road		120-09-0-111.00
Brentwood, TN 37027		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged by, the undersigned,

AJX HOMES TN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

has this day bargained and sold and does hereby transfer and convey unto,

HAMM RENTAL DICKSON, LLC A TENNESSEE LIMITED LIABILITY COMPANY

their heirs and assigns, forever, that 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. 5A82 on the Plan of Glengarry Park, Section Five-A, of record in Plat Book 3300, page 58, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

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 in Instrument No. 20220513-0055361, Register's Office for Davidson County, Tennessee, dated April 25, 2022 and recorded on May 13, 2022.

Return to
RUDY TITLE
608 Shelby Avenue
Nashville, TN 37206
File #: LR-BM-23-1418

This is improved property is believed to be known as: 1418 Winthorne Drive, Nashville, TN 37217 but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 10 day of January, 2023.

AJX Homes TN, LLC, a Tennessee Limited Liability Company

By: _____
Haley Ferris, Authorized Signer

STATE OF FLORIDA
COUNTY OF Pinellas

Before me, Constance Park of the state and county mentioned, 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 such person to be Authorized Signer of AJX Homes TN, LLC, the within named bargainor, a Limited Liability Company, and that such Haley Ferris as such Authorized Signer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Signer.

Witness my hand and official seal at office this January 10, 2023.

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

Constance Park
Notary Public
My Commission Expires: