Karen Johnson Davidson County
Batch# 975573 DEEDWARR
03/01/2023 12:40:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20230301-0014614

WARRANTY DEED

File No. CTO-2023-325

JAMIE MOONEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TN
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 day of February, 2023

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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
Laura Gifford	Bond Mortgage, LLC	
1405 Jewel Street	1111 North Maple Street	071-16-0-101
Nashville, TN 37207	Murfreesboro, TN 37130	

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,

LAURA GIFFORD, UNMARRIED WOMAN

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 part of Lot 31, on the Plan of T.I. Wards Subdivision of certain Lots in William and Hayes Company Belleview Plan, of record in Plat Book 974, page 48, Registrar's Office for Davidson County, Tennessee, and more particularly described as follows: to-wit

Said part of Lot No. 31, fronts 56.1 feet on the easterly margin of Jewel Street an extends back 76.58 feet, more or less, on the northerly line and 97.72 feet, more or less on the southerly line in a line in the rear, which was established by judgment of record in Book 4190, page 412, Register's Office for Davidson County, Tennessee, and on which it measures 53 feet, more or less.

As to Lot 31, being the same property conveyed to Martha Bean, unmarried by Deed from Byrd Remodeling, Inc., Tennessee Corporation of record in Instrument No. 20061013-0127367, Register's Office for Davidson County, Tennessee, dated September 29, 2006 and recorded on October 13, 2006.

Also included in this conveyance is land in Davidson County, Tennessee, being Lots No. 32, 33 and 34 on the Map o T.I. Ward's Resubdivision of certain lots in Williams and Hayes Company's Belleview Plan, as of record in Book 974, page 48, Register's Office for Davidson County, Tennessee.

Included in the above description but expressly excluded is that portion of said land to State of

Tennessee by deed from William R. Lentz and wife, Margaret W. Lentz dated December 16, 1966, of record in Book 4089, page 762, Register's Office for Davidson County, Tennessee.

As to Lots 32,33 and 34, being the same property conveyed to Marth Bean, unmarried by deed from Byrd Remodeling, Inc., a Tennessee corporation, of record in Instrument No. 20061013*0127366, Register's Office for Davidson County, Tennessee, dated September 29, 2006 and recorded on October 13, 2006.

Being all of the same property which consist of Part of Lot 31, all of lots 32, 33, and 34 conveyed to AJX Homes TN LLC, a Tennessee Limited Liability Company by Warranty Deed from Music City Holdings, LLC of record in Instrument No. 20220804-0088931, Register's Office for Davidson County, Tennessee, dated August 2, 2022 and recorded on August 4, 2022.

This conveyance is further subject to (1) applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property and believed to be known as: 1405 Jewel Street, Nashville, TN 37207 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 24 day of February, 2023.

AJX Homes TN, LLC, a Tennessee Limited Liability Company

By: _____
Haley Ferris, Authorized Signer

STATE OF Florida
COUNTY OF Pinellas

Before me, the undersigned authority, a Notary Public in and for state and county aforesaid, personally appeared Haley Ferris, with whom I am personally acquainted, and who, upon oath acknowledged themselves to be the Authorized Signer of AJX Homes TN, LLC, the within named bargainors, and that they as such Authorized Signer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by themselves as Authorized Signer.

Witness my hand and official seal at office this February 24, 2023.

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

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

RETURN RECORDED DOCUMENTS TO:
CORNERSTONE TITLE OF TENNEESSEE, LLC
1602 W Northfield Blvd., Ste 2
Murfreesboro, TN 37129

Tennessee Certification of Electronic Document

I, Jamie Mooney, 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 2/24/2023 (date of document).

Affiant Signature

2/27/23
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 27 day of February, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 9/21/24

NOTARY'S SEAL

