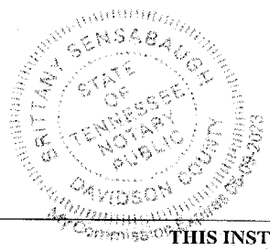
Karen Johnson Davidson County
Batch# 980771 DEEDWARR
03/15/2023 08:06:30 AM 3 pgs
Fees: $18.00 Taxes: $2,331.00
20230315-0018593

WARRANTY DEED

File No. CTO-2023-322



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,331,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 day of March, 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
William Anthony D'Ausilio, Nicole Kristin Mango, Carol Jean Mango	NEW OWNER	
6961 Stone Run Drive		180-03-0A-068-00
Nashville, TN 37211		

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,

William Anthony D'Ausilio and Nicole Kristin Mango, husband and wife, and Carol Jean Mango, a married woman, as tenants in common with right of survivorship

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. 125 on the Plan of Section 2A, Stone Creek Park, of record in in PUD Boundary Plat of record in Book 9700, page 266, amended in Book 9700, page 669, 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 in Instrument No. 20220518-0057274, Register's Office for Davidson County, Tennessee, dated April 28, 2022 and recorded on May 18, 2022.

This conveyance is subject to all matters of record in in Plat Book 9700, page 266, and amended in Book 9700, page 26; Restrictions of record in Book 10324, page 365, Book 10953, page 804;

Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons ;Charter of record in Book 10324, page 358; Easement of record in Book 6218, page 199, Book 10487, page 532, Book 10716, page 596; Agreement in Book 6068, page 119, all of record in the Register's Office for Davidson County, Tennessee.

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: 6961 Stone Run Drive, Nashville, TN 37211 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 March, 2023.

AJX Homes TN LLC, a Tennessee Limited Liability Company

By: Haley Ferris

Haley Ferris, Authorized Signer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared **Haley Ferris** , the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they to be **Authorized Signer of AJX Homes TN, LLC** executed the foregoing instrument for the purposes therein contained as **Authorized Signer**.

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

NOTARY PUBLIC STATE OF FLORIDA
CONSTANCE PARK
MY COMMISSION # HH 161349
EXPIRES: December 3, 2025
Bonded Thru Notary Public Underwriters

Constance Park

Notary Public
My Commission Expires: 12/3/25

RETURN RECORDED DOCUMENTS TO:
Rudy Title & Escrow
2021 21st Avenue South
Nashville, TN. 37129
615-515-3537

I, Kara Wall, 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 3/10/23 (date of document).

Affiant Signature

Date 3/14/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14th day of March, 2023.

Notary's Signature

MY COMMISSION EXPIRES: _____

