WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-20632-RR

WARRANTY DEED

File No. CTO-2023-338

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 360,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of ~~March~~ April, 2023

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Karen Johnson Davidson County
Batch# 989133 DEEDWARR
04/06/2023 10:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20230406-0025106

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
Luis Vega Gomez and Terry Haro	New Owner	
491 Rural Hill Road		150-01-0-025
Nashville, TN 37217		

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,

LUIS VEGA GOMEZ AND TERRY HARO, HUSBAND AND WIFE

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. 224 on the Plan of Edge-O-Lake Estates, Section One, as of record in Plat Book 3600, page 43, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for 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 of record in Instrument No. 20220718-0081884, Register's Office for Davidson County, Tennessee, dated July 7, 2022 and recorded on July 18, 2022.

This conveyance is subject to All matters of record in Plat Book 3600, page 43; Sanitary Sewer and/or Storm Drainage Easement of record in Book 5140, page 508; Restrictive Covenants of record in Book 3679, page 279, and Book 3818, page 494 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, 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: 491 Rural Hill Road, 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 29 day of March, 2023.

AJX Homes TN, LLC, a Tennessee Limited Liability Company

By: Haley Ferris

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 **Manager of AJX Homes TN, LLC** executed the foregoing instrument for the purposes therein contained as **Manager**.

Witness my hand and official seal at office this March 29, 2023.

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:

Midtown Title, LLC
1704 Charlotte Ave. Ste 105
Nashville, TN. 37203
615-921-8684

Certificate of Authenticity

I, Michael Ferrence, do hereby make oath that I am 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 3/29/23.

Affiant Signature

3/30/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 30 day of March, 2023.

Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

BRIA SAWYER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires