WARRANTY DEED

File No. CTO-2023-355

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 415,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 day of April, 2023

Notary Public

MY COMMISSION EXPIRES (AFFIX SEAL)

William Dillon Woods
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 5, 2023

Karen Johnson Davidson County
Batch# 993126 DEEDWARR
04/18/2023 11 09 04 AM 2 pgs
Fees $13 00 Taxes $1,535 50

20230418-0028424

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
Calvin Joseph Hanson **Hannah Claire Niblett Hanson**	NEW OWNER	
5045 North Hilson Drive		**161-03-0-134.00**
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,

CALVIN JOSEPH HANSON AND HANNAH CLAIRE NIBLETT HANSON, 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. 15 on the Plan of Re-subdivision of Lots Numbers 15 and 16, McMurray Park, of record in Book 5190, p0age 200, Register's Office for Davidson County, Tennessee, to which plan 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 of record in Instrument No20220406-0039660, Register's Office for Davidson County, Tennessee dated March 23, 2022 and recorded on April 6, 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: 5045 North Hilson 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 14 day of April, 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 himself to be **Authorized Signer** of **AJX Homes TN LLC, a Tennessee Limited Liability Company**, 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.**

Constance Park
NOTARY PUBLIC

My commission expires 12/3/25

Witness my hand and official seal at office this April 14, 2023

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

_____
Notary Public
My Commission Expires

RETURN RECORDED DOCUMENTS TO

Pillar Title and Escrow, LLC
1114 17th Ave South, Suite 202
Nashville, TN 372112
615-291-0520