Karen Johnson Davidson County
Batch# 1001418 DEEDWARR
05/09/2023 02:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20230509-0034585

WARRANTY DEED

File No. CTO-2023-360

JAMIE MOONEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 415,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of April, 2023

Notary Public

MY COMMISSION EXPIRES: 11/22/2025
(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
Jed Michael Smith and Anna Kristine Smith	Churchill Mortgage Corporation	
3909 Banbury Drive	1749 Mallory Lane, Ste 100	**041-14-5.00**
Nashville, TN 37207	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,

JED MICHAEL SMITH AND ANNA KRISTINE SMITH, 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. 419 on the Plan of Bellshire Estates, Section "B", of record in Book 2331, pages 128 and 129, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to AJX Homes TN, LLC, a Tennessee Limited Liability Company by Warranty Deed from Vicki A. White, an unmarried woman and Kathy D. Tyree, an unmarried woman of record in Instrument 20220817-0093419, Register's Office for Davidson County, Tennessee, dated August 15, 2022 and recorded on August 17, 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: 3909 Banbury Drive, 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 4 day of April, 2023.

AJX Homes TN LLC, a Tennessee Limited Liability Company

By: _____
Haley Ferris, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 herself to be **Member** of **AJX Homes TN, LLC**, the within named bargainors, and that they as such **Member**, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by themselves as Member.

Witness my hand and official seal at office this April 4th, 2023.

NOTARY PUBLIC STATE OF FLORIDA
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
615-203-3054

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 5/4/2023 (date of document).

Affiant Signature

5/9/2023
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 9 day of May, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 9/21/24

NOTARY'S SEAL

