Karen Johnson Davidson County
Batch# 1001438 DEEDWARR
05/09/2023 03:16:30 PM 3 pgs
Fees: $18.00 Taxes: $962.00
20230509-0034612

Prepared By & Return To:
Tennessee Title Services, LLC
547 North Mount Juliet Road
Mt. Juliet, TN 37122
SG-23-909

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

MARISA BERGERON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 8th day of May, 2023

Notary Public

Commission Expires: October 25, 2026

Address of New Owner	Send Tax Bills To:	Map & Parcel
Amanda Mathis 2812 Garden Dr S Lake Worth, FL 33461	PrimeLending 18111 Preston Road Dallas, TX 75252	108-07-0B-170.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

AJM Investments, LLC, a Tennessee Limited Liability Company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Amanda Mathis, an unmarried woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 170 Timber Lake Condominiums created under Title 66, Chapter 27, Section 101, et. seq., as amended, Tennessee Code Annotated and as established by a Master Deed of record in Book 6549, Page 475 and by instrument of clarification at Book 6561, Page 141, Register's Office for Davidson County, Tennessee. Reference is hereby made to the plat of Timber Lake Condominiums, as set forth in Exhibit "A-2" of said Master Deed, for a more complete identification and description of such unit.

Being the same property conveyed to Pamela Measles by Warranty Deed from Felicia M. James, formerly known as Felicia M. Robinson and husband, Danta James of record in Instrument No. 20050421-0044649 Register's Office for Davidson County, Tennessee, dated April 15, 2005 and recorded on April 21, 2005.

Being the same property conveyed to AJM Investments LLC, a Tennessee Limited Liability Company

by Warranty deed from Pamela Measles of record in Instrument No. 20221101-0117992 Register's Office for Davidson County, Tennessee, dated October 28, 2022 and recorded on November 01, 2022.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above. This is **improved** property known as: 413 South Timber Drive, Nashville, TN 37214

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 so 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.

Dated this the 8th day of May, 2023.

AJM Investments, LLC, a Tennessee Limited Liability Company

By: _____, member
James Gaines, Member

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned notary public of the state and county mentioned, personally appeared James Gaines of AJM Investments, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of AJM Investments, LLC, the within named bargainor, a Limited Liability Company, and that such James Gaines of AJM Investments, LLC as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, at office in Mt. Juliet, TN this 8th day of May, 2023.

_____
Notary Signature
My commission expires: October 25, 2024

MARISA BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 5/8/2023.

Affiant Signature

5/9/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/9/2023.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON