Karen Johnson Davidson County
Batch# 1009157 DEEDWARR
05/30/2023 03:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20230530-0040715

WARRANTY DEED

File No. CTO-2023-364

SUSAN MAGNUSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 410,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 day of May, 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
Dylan Thomas Martin and Mary Grace Wessel	Atlantic Union Bank	
537 Elysian Fields Road	1800 Robert Fulton Drive	133-13-61.00
Nashville, TN 37211	Reston, VA 20191	

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,

DYLAN THOMAS MARTIN, AND MARY GRACE WESSEL, AS TENANTS IN COMMON

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, and being all of Lot No. 91, Plan of Abbay Hall, Section 1, according to survey and plat of same appearing of record in Book 2331, page 18, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

Being the same property conveyed to AJX Homes TN, LLC, a Tennessee limited liability company by Warranty Deed from GGI Home Buyers, LLC, a Tennessee Limited Liability Company of record in Instrument 20220630-0076017, Register's Office for Davidson County, Tennessee, dated June 21, 2022 and recorded on June 30, 2022.

This conveyance is subject to all matters of record in Plat Book 2331, page 18; Covenants, Conditions and Restrictions of Abbay Hall Subdivision of record in Book 2345, page 514 and Book 2393, page 627, 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.

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: 537 Elysian Fields Road, 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 15 day of May, 2023.

AJX Homes TN, LLC, a Tennessee Limited Liability Company

By: _____
Haley Ferris, Authorized Signor

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 himself to be **Authorized Signor** of **AJX Homes TN, LLC, a Tennessee Limited Liability Company** the within named bargainors, and that they as such **Authorized Signor**, 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** Signor.

Witness my hand and official seal at office this May 15th, 2023.

_____
Notary Public
My Commission Expires:



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 5/15/2023 (date of document).

Affiant Signature

5/24/2023
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 24 day of May, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 9/21/24

NOTARY'S SEAL

