Karen Johnson Davidson County
Batch# 1032730 DEEDWARR
07/31/2023 02:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20230731-0058927

WARRANTY DEED

File No. CTO-2023-422

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 day of July, 2023

Notary Public

MY COMMISSION EXPIRES: 10/21/2024
(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
Mitchell Rock and Erin Rock	First Choice Lending Services, LLC	
1403 Jewell St	9821 Cogdill Rd., STE 2	071-16-0-102
Nashville, TN 37207	Knoxville, TN 37932	

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,

MITCHELL ROCK AND ERIN ROCK, HUSBAND AND WIFE, MARRIED TO EACH OTHER

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 the westerly part of Lot No. 30 of T.I. Ward's Subdivision of Lots 27 through 49 in William & Hayes Company's Bellview Plan, of record in Book 974, page 48, Register's Office for Davidson County, Tennessee,

Being the same property conveyed to AJX Homes TN, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20220629-0075117, Register's Office for Davidson County, Tennessee, dated June 22, 2022 and recorded on June 29, 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: 1403 Jewell St, 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 27 day of July, 2023.

AJX Homes TN LLC, a Tennessee Limited Liability Company

By: _____
Haley Farris, 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 Farris**, 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**.

Witness my hand and official seal at office this July 27th, 2023.

NOTARY PUBLIC STATE OF FLORIDA
MEGAN ZOSS
MY COMMISSION # HH 210188
EXPIRES: December 21, 2025

_____
Notary Public
My Commission Expires:

RETURN RECORDED DOCUMENTS TO:

Signature Title Services, LLC
636 Grassmere Park, Suite 130B
Nashville, TN. 37211
615.724.7100

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 7/7/2023 (date of document).

Jennifer Russell
Affiant Signature

7/31/2023
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 31 day of July, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

