WARRANTY DEED

File No. CTO-2023-428

Karen Johnson Davidson County
Batch# 1034373 DEEDWARR
08/03/2023 01:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,279.83
20230803-0060142

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 345,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 day of July, 2023

Notary Public

MY COMMISSION EXPIRES: 10-20-24
(AFFIX SEAL)

BROOKE BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024

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
Edward Christian Poulsen and April L. Poulsen	Liberty Fed. Credit union	
1253 Old Hickory Blvd.	4401 Theater Drive	041-07-0-039.00
Nashville, TN 37207	Evansville, IN 47715	

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,

EDWARD CHRISTIAN POULSEN AND APRIL L. POULSEN, 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 the Southeasterly 60 feet of Tract No. 35 on the Plan of G. Gilbert Lowe lands, not of record, described in part according to a survey by T. R. Sanford, Surveyor, September 21, 1956, as follows:

Beginning at an iron pin of the Southerly side of Old Hickory Boulevard at the common corner of Tract No. 35 and Tract No. 36; thence with the line between said tracts 285.5 feet to an iron pin in a fence line; thence Northwardly with said fence line 60 feet to a point; thence along a line 60 feet from and parallel with the common line between Tract Nos. 35 and 36, 250 feet, more or less, to the Southerly margin of Old Hickory Boulevard; thence with the margin of said boulevard Southeasterly 60 feet to the point of beginning.

Being the same property conveyed to AJX Homes TN, LLC, a Tennessee limited liability company by Warranty Deed from Music City Holdings, LLC, a Texas limited liability company of record in Instrument No. 20220525-0060722, Register's Office for Davidson County, Tennessee, dated May 05, 2022 and recorded on May 25, 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: 1253 Old Hickory Boulevard, 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 Ferris
Haley Ferris, Authorized Signor

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

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 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 July 27th, 2023.

Notary Public
My Commission Expires:

RETURN RECORDED DOCUMENTS TO:

Mid-State Title & Escrow, Inc.
128 Holiday Ct. #125
Franklin, TN. 37067
615-790-3156

True Copy Certification

I, Yvette Meldrum, 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 July 27, 2023

7/27/23
Signature Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 27 day of July, 2023

10.20.24
Notary's Signature My Commission Expires:

BROOKE BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024