WARRANTY DEED

File No. CTO-2023-429

Karen Johnson Davidson County
Batch# 1037093 DEEDWARR
08/10/2023 01:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,739.00
20230810-0062146

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 470,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26 day of July, 2023

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

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
Brad Gerick	New Owner	
253 Timmons Street		119-14-0-081
Nashville, TN 37211		

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,

BRAD GERICK

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. 27 on the Plan of Woodbine Courts, Block "A", Part 1, as o record in Book 1130, page 39, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to AJX Homes TN, LLC, A Tennessee Limited Liability Company by Warranty Deed from Music City Holdings, LLC of record in Instrument No. 20220811-0091498, Register's Office for Davidson County, Tennessee, dated August 10, 2022 and recorded on August 11, 2022.

This conveyance is subject to all matters of record in Book 1130, page 39; Restrictions of record in Book 1163, page 441, 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; Storm Drainage Easement of record in Book 4166, page 39, all of record in the Register's Office for Davidson

County, Tennessee.

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: 253 Timmons Street, 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 8 August HF day of ~~July~~, 2023.

AJX Homes TN LLC, a Tennessee Limited Liability Company

By: Haley Ferris
Haley Ferris, 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 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~~ August, MZ. 8th, 2023.

MEGAN ZOSS
MY COMMISSION # HH 210188
EXPIRES: December 21, 2025

Notary Public
My Commission Expires: 12/21/25

RETURN RECORDED DOCUMENTS TO:

FOUNTATION TITLE & ESCROW
625 E. Main Street, Ste 5
Hendersonville, TN. 37075
615-288-3094

Certificate of Authenticity

I, Tonya Loftin, 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

8/8/2023
Date

Tonya Loftin
Affiant Signature

August 10, 2023
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 10th day of August 20 23

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 8-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)