WARRANTY DEED

File No. CTO-2023-432

Karen Johnson Davidson County
Batch# 1038019 DEEDWARR
08/14/2023 11:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20230814-0062990

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 380,000.00

Affiant

STACY R JACOBS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of August, 2023

Stacy R Jacobs
Notary Public

MY COMMISSION EXPIRES: 3/9/2027
(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
Celso Rene Jacinto Alvarez	New Owner	
4005 Dumbarton Drive		041-11-0-007.00
Nashville, TN 37207		

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,

CELSO RENE JACINTO ALVAREZ AND IXSIOMARA TOBAR HERNANDEZ, 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 Lot No. 441 on the Plan of Bellshire Estates, Section "B" of record in Plat Book 2331, Page (s) 128 and 129, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to AJX Homes TN, LLC, a Tennessee limited liability company by Warranty deed from Music City Financial LLC, a Texas limited liability company of record in Instrument No. 20220711-0079534 Register's Office for Davidson County, Tennessee, dated June 30, 2022 and recorded on July 11, 2022.

This conveyance is subject to all matters of record in Plat Book 2331, Page (s) 128 and 129; Restrictions of record in Book 2542, Page 415 and Book 2745, Page 409, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons 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: 4005 Dumbarton Drive, 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 3 day of August, 2023.

AJX Homes TN, LLC, a Tennessee Limited Liability Company

By: _____
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 Signer** of **AJX Homes TN, LLC**, 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 August 3rd 2023.

_____
Notary Public
My Commission Expires:

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

RETURN RECORDED DOCUMENTS TO:
Foundation Title & Escrow Series, LLC
277 Mallory Station Rd, Suite 1002
Franklin, TN 37067
615-269-7715

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 8/3/2023.

Date

Tonya Loftin
Affiant Signature

August 14, 2023
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 14th 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)