Karen Johnson Davidson County
Batch# 1063477 DEEDWARR
10/20/2023 03:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,269.10
20231020-0082580

# WARRANTY DEED

**File No. CTO-2023-471**

JAMIE MOONEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $343,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of October, 2023

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 11/22/2025

**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 |
|---|---|---|
| Adam Pardue | New Owner | |
| 501 Edwin Street | | 071-08-0-366.00 |
| 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,

**ADAM PARDUE**

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 being Lot No. 43 on the Map of Rawls Subdivision, not of record, originally shown on a survey by Z. J. Wilkinson, Surveyor, but recently amended by and shown on a survey by Pete Meyer, Surveyor, dated April 24, 1946 as follows:**

**Beginning at a point in the North margin of Edwin Street, as dedicated and opened by an instrument of record in Book 1300, Page 547, Register's Office for Davidson County, said point being the corner of Lot Nos. 1 and 43 as shown on said Meyer survey, and being 130 feet East of a concrete monument set in the North margin of Edwin Street, at the beginning of a curve into Jones Avenue; thence with the West line of Lot No. 43 and along the East line of Lot Nos. 1 and 2, North 4 degrees 30 minutes East to a point at the Northwest corner of Lot No. 43; thence Easterly 60 feet to a point, the corner of Lot Nos. 42 and 43; thence Southerly 136 feet to the North line of Edwin Street; thence with the margin of the same, South 89 degrees West 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, dated July 29, 2022 and recorded August 9, 2022, of record in Instrument No. 20220809-0090653, Register's Office of 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: 501 Edwin Street, 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 October, 2023.

AJX Homes Tn, LLC, a Tennessee Limited Liability Company

By: Rebecca Hunt
Rebecca Hunt, Authorized Signer

STATE OF ~~TENNESSEE~~ CA
COUNTY OF ~~DAVIDSON~~ San Diego

Before me, the undersigned authority, a Notary Public in and for state and county aforesaid, personally appeared **Rebecca Hunt**, 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 October 3, 2023.

HEATHER M. NELSON
Notary Public - California
San Diego County
Commission # 2394313
My Comm. Expires Feb 17, 2026

Heather M Nelson
Notary Public
My Commission Expires: Feb 17, 2026

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 10/3/23 (date of document).

Affiant Signature

10/11/23
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 11th day of October, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 9/21/24

NOTARY'S SEAL

