Karen Johnson Davidson County
Batch# 1248952 DEEDWARR
03/21/2025 10:12:30 AM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20250321-0021116

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of TN
County of DAVIDSON

The actual consideration or value, whichever is greater for this transfer is: $335,000

Affiant Signature

Subscribed and sworn to before me on this the 19 Day of MARCH 2025

Notary Public

My Commission expires 1/25/26

ED HUNSBERGER
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

NAME AND ADDRESS OF PROPERTY OWNER:
AJO3, LLC c/o Felipe Mejia
104 Oak Hill Drive
Smyrna, TN 37162

SEND TAX BILLS TO:
AJO3, LLC c/o Felipe Mejia
104 Oak Hill Drive
Smyrna, TN 37162

MAP AND PARCEL NUMBER: Tax ID #: 16203035400

WARRANTY DEED

25NT00212

Effective the 19TH Day of MARCH 2025 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Blue Reef Homes, LLC, a Tennessee Limited Liability Company

Hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto

AJO3, LLC

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in DAVIDSON COUNTY, Tennessee, described as follows, to wit:

LAND situated in Davidson County, Tennessee, being Lot No. 76 on the Plan of Haywood Hills, Section 5, as of record in Book 4675, Pages 143 and 144, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot

SAID Lot No 76 fronts 60 52 feet along the easterly margin of Algonquin Trail and extends back 130 7 feet on the northerly line and 147 4 feet on the southerly line to a dead fine in the rear on which it measures 70.48 feet.

BEING the same property conveyed to Ricardo Barrera Mejia and Baltazar Barrera Mejia, tenants in common, by Warranty Deed dated June 20, 2023, from David Glen Croney aka David Glenn Croney and wife, Janet H. Croney aka Janet S Croney, recorded June 22, 2023, in Instrument No 20230622-0047566, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Blue Reef Homes, LLC, a Tennessee Limited Liability Company from Ricardo Barrera Mejia and Baltazar Barrera Mejia, tenants in common, by Quitclaim Deed dated 08/10/2023 and recorded 08/15/2023 in Instrument No. 20230815-0063412, Register's Office of said County.

This is an improved property commonly known as: 4972 Algonquin Trl, Antioch, TN 37013-3556

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 19 day of March, 2025

Baltazar Barrera, Member Blue Reef Homes LLC

State of TN }
County of Rutherford }

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Baltazar Barrera**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of **Blue Reef Homes LLC**, the within named bargainer, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office, this 19 day of March, 2025

Notary Public

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission expires: 7/3/28.

Ricardo Barrera, Member Blue Reef Homes LLC

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Ricardo Barrera**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of **Blue Reef Homes LLC**, the within named bargainer, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office, this 19 day of March, 2025

Notary Public

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission expires: 7/3/28

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 3.19.2024 (date of document).

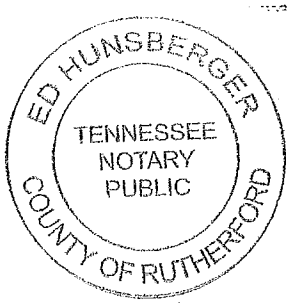
Affiant Signature

3.20.2025
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 20th of March, 2025.

(SEAL)



Notary's Signature
My Commission Expires: 1/25/26