WARRANTY DEED

ADAM H. JEFFERSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. January 22 2029
COUNTY OF DAVIDSON

BG-PPP-25-3809

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $985,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF SEPTEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 1-22-29
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
AJC Dynamics LLC	NEW OWNER	
(NAME)	(NAME)	**130-08-0-109.00**
1307 Riverside Station Blvd.		
(ADDRESS)	(ADDRESS)	
Secaucus, NJ 07094		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LESA MICHELE GARNER, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AJC DYNAMICS LLC, A NEW JERSEY LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, located on the Southerly side of Harding Place, on the proposed subdivision of the L. H. Baker 50 acre tract, described as follows:

Beginning on the southerly margin of Harding Place, the northwest corner of the property conveyed to W. L. Ballew and wife, by deed from Kate T. Sharber, as of record in Book 1373, page 97, Register's Office; thence with said Place, Westwardly 111 feet more or less to the Northeast corner of the property conveyed to Richard Charles Brower and wife, by deed from Henry C. Iddings and wife, as of record in Book 1416, page 501, said Register's Office; thence with Brower's Easterly line, Southwardly 334 feet; thence Eastwardly 111 feet more or less to a point; thence Northwardly 334 feet to the beginning.

Being the same property conveyed to Trilogy Estates LLC, a Tennessee limited liability company by Warranty Deed from Melissa W. McDonald, unmarried of record in Instrument No. 20220928-0107144 Register's Office for Davidson County, Tennessee, dated September 23, 2022 and recorded on September 28, 2022.

Being the same property conveyed to Lesa Michele Garner, unmarried by Warranty Deed from Trilogy Estates, LLC, a Tennessee limited liability company of record in Instrument No. 20240524-0038676 Register's Office for Davidson County, Tennessee, dated May 22, 2024 and recorded on May 24, 2024.

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years, a lien not yet due and payable.
- Subject to the flow of any creeks, streams, or branches across subject property.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3809 Harding Place, Nashville, Tennessee 37215**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Karen Johnson Davidson County
Batch # 1324001 **DEEDWARR**
09/18/2025 11:16:19 AM 2 pgs
Fees: $13.00 Taxes: $3,644.50

20250918-0074603

Witness my/our hand(s) this the 29th DAY OF AUGUST, 2025.

Lesa Michele Garner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LESA MICHELE GARNER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of August, 2025.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212