WARRANTY DEED

Karen Johnson Davidson County
Batch# 1409912 DEEDWARR
04/22/2026 02:28:30 PM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20260422-0033423

File No. AD-26-1599

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of April, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MORGAN O'NEILL STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires May 31, 2026 WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Addison Michael Aymett and Cheyenne Aymett, and Michael Tugwell	Legends Bank	
(NAME)	(NAME)	075-08-0-154.00
4848 Concord Drive	310 N. First Street	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Clarksville, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Ajsf Heritage Homes LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Addison Michael Aymett and Cheyenne Aymett, husband and wife and Michael Tugwell, married, as joint tenants with right of survivorship**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A 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. 535 on the Plan of Tulip Grove, Section Nine, of record in Book 4675, Page 135, 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 Ronald D. Binkley, single by Warranty Deed from Dennis E. Merrill and wife, Barbara J. Merrill of record in Instrument No. 20000724-0072959 Register's Office for Davidson County, Tennessee, dated July 20, 2000 and recorded on July 24, 2000.

Said Ronald D. Binkley having deceased on or about November 14, 2005.

Being the same property conveyed to Annette Binkley by Quitclaim Deed from Harvelene Annette Caldwell, Devisee of the Estate of Ronald D. Binkley of record in Instrument No. 20080226-0018736 Register's Office for Davidson County, Tennessee, dated February 25, 2008 and recorded on February 26, 2008.

Being the same property conveyed to Linda Lamar, Trustee of the Annette Caldwell Binkley Living Trust, established by the Revocable Trust Agreement of Annette Caldwell Binkley dated June 12, 2024 by Quitclaim Deed from Annette Binkley of record in Instrument No. 20240613-0044375 Register's Office for Davidson County, Tennessee, dated June 12, 2024 and recorded on June 13, 2024.

**Being the same property conveyed to Linda Lamar,
Trustee of "The ACB Friends Trust, under the Annette Caldwell Binkley Living Trust, dated June 12, 2024 by Quitclaim Deed from Linda Lamar, Trustee of the Annette Caldwell Binkley Living Trust, dated June 12, 2024 of record in Instrument No. 20241014-0079288 Register's Office for Davidson County, Tennessee, dated October 04, 2024 and recorded on October 14, 2024.**

Being the same property conveyed to Ajsf Heritage Homes LLC, a Tennessee limited liability company by Warranty Deed from Linda Lamar, Trustee of "The ACB Friends Trust, under the Annette Caldwell Binkley Living Trust, dated June 12, 2024 of record

in Instrument No. 20241014-0079289 Register's Office for Davidson County, Tennessee, dated October 04, 2024 and recorded on October 14, 2024.

This is property more commonly known as 4848 Concord Drive, Hermitage, TN 37076.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 16th day of April, 2026.

Ajsf Heritage Homes LLC, a Tennessee Limited Liability Company

By:_____
Sebastian Castellanos, Member

By:_____
Andres F. Duarte Amoroco, Member

By:_____
Jorge Lopez Ramirez, Member

By:_____
Alexis Lopez Ramirez, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Jordyn Schumm of the state and county mentioned, personally appeared Sebastian Castellanos, Andres F. Duarte Amoroco, Jorge Lopez Ramirez, and Alexis Lopez Ramirez, Members of Ajsf Heritage Homes LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member(s) of Ajsf Heritage Homes LLC, the within named bargainor, a Limited Liability Company, and that such Sebastian Castellanos, Andres F. Duarte Amoroco, Jorge Lopez Ramirez, and Alexis Lopez Ramirez, Members of Ajsf Heritage Homes LLC as such Member, Member, Member, and Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member(s).

Witness my hand and seal, at office in Nashville, this 16th day of April, 2026.

_____
Notary Signature

Printed Name:_____

My commission expires:_____

JORDYN SCHUMM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JANUARY 9, 2028

Certificate of Authenticity

I, Celia Stewart Rouse, 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 4/16/26.

Celia Stewart Rouse

Affiant Signature

4/16/26

Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 16th day of April, 2026

Notary's Signature
My Commission Expires:

MORGAN O'NEILL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires
May 31, 2026
WILSON COUNTY