SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 701624 DEEDWARRSP
08/20/2021 10:46:35 AM 2 pgs
Fees: $13.00 Taxes: $887.63

20210820-0112855

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$239,900.00

Marche L Baker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
13th DAY OF August, 2021.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 03.07.23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 059
Marche L. Baker **4156 Polk Forest Circle** **Nashville, Tennessee 37207**	FirstBank, ISAOA/ATIMA 318 Seaboard Lane Franklin, Tennessee 37067	GROUP 08 0A PARCEL 103.00

For and in 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, we,

Anchored Capital LLC, a Tennessee limited liability company

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Marche L. Baker, an unmarried woman

Hereinafter called the grantees, 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(s) 103, as shown on the map entitled Park Preserve A Cluster Lot PUD (Phase 1B), of record in Instrument No. 20131125-0120909, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Eric Sox by Warranty Deed from Tawanna Petway, Michael Cheatham, and Jerome Wilkerson, dated April 23, 2021 and filed of record April 26, 2021 in Instrument No. 20210426-0055159, Register's Office for Davidson County, Tennessee. Further conveyed to Anchored Capital LLC, a Tennessee limited liability company, by Quitclaim Deed from Eric Sox, dated June 16, 2021 and filed of record June 21, 2021 in Instrument No. 20210621-0082990, said Register's Office.

This conveyance is made subject to the following:

1) 2021 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **4156 Polk Forest Circle, Nashville, Tennessee 37207.**

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 above described property together with all the rights of appurtenances thereto in any form belonging unto the said Grantees, and the heirs and/or assigns of said Grantees, forever; and except as to the reservations from and exceptions set forth in this instrument, Grantor does hereby bind itself and its successors and/or assigns, to warrant and forever defend the title to the said Grantees, their heirs and/or assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantor, but not otherwise. 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 hand and official seal at office this 13th day of August, 2021.

Anchored Capital LLC, a Tennessee limited liability company

Eric Sox Member

BY: Eric Sox, Member

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Eric Sox,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Member** of **Anchored Capital LLC, a Tennessee limited liability company,** the within named bargainor, **a Tennessee limited liability company**, and that he as such Member, with the authority so to do, executed the within Special Warranty Deed for the purposes therein contained by signing the name of the **a Tennessee limited liability company** as such Member.

WITNESS my hand and official seal at office this 13th day of August, 2021.

NOTARY PUBLIC
My Commission Expires: 03-07-23

PIPER L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027