NAME AND ADDRESS OF NEW OWNER:
Anchored Capital LLC
5133 Harding Pike, Suite B10 #185
Nashville, Tennessee 37205

SEND TAX NOTICES TO:
Owner

THIS INSTRUMENT PREPARED BY:
White & Polk, P.C.
Attorneys at Law
107 West College Street
Murfreesboro, Tennessee 37130

Map & Parcel: 15003026400

SUCCESSOR TRUSTEE'S DEED

WHEREAS, default having been made in the payment of the indebtedness described in and secured by that certain Deed of Trust executed by Christopher F. Davis, to Hugh M. Queener, Trustee, of record at Instrument No. 20180824-0084074, of the Register's Office of Davidson County, Tennessee, embracing real estate hereinafter described; and Pinnacle, the holder of said indebtedness having declared the entire unpaid balance immediately due and payable and the same having not been paid, and the undersigned, George H. White, having been appointed as Successor Trustee by an instrument duly filed at Instrument No. 20210105-0001608, of said Register's Office; and

WHEREAS, the undersigned being directed so to do by the holder of said debt, advertised said property for sale for a period of twenty one (21) days beginning September 24, and continuing on October 1, and October 8, 2021, by publication duly and regularly made in the Davidson A.M. in Nashville, Davidson County, Tennessee, and proceeded at the time and place and upon the terms set forth in said advertisement, that is on Tuesday, October 19, 2021 at 1:00 P.M. outside the door of the Davidson County Register of Deeds located at the Bridgestone Arena, 501 Broadway, Nashville, Tennessee, the undersigned being directed so to do by the holder offered the hereinafter described property for sale to the highest and best bidder for cash, and free from all homestead exemption and equitable and statutory redemption whereupon Anchored Capital LLC became the

Karen Johnson Davidson County
Batch# 741125 DEEDTRS
10/21/2021 02:12:33 PM 3 pgs
Fees: $18.00 Taxes: $547.60
20211021-0141529

highest, best and last bidder thereon at the bid and sum of One Hundred Forty Eight Thousand and 00/100 Dollars ($148,000.00) and thereupon was declared to be the purchaser of said property at said amount.

NOW, THEREFORE, in consideration of the premises and the sum of One Hundred Forty Eight Thousand and 00/100 Dollars ($148,000.00), cash in hand paid which was applied on said debt and the expenses of said sale, the undersigned, **George H. White, Successor Trustee**, has bargained and sold and does hereby transfer and convey to **Anchored Capital LLC** a Tennessee limited liability company, its successors and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 94A, on the Plan of Zone Lot Division, Lots 83, 84, 89, 90, 94 & 101, Chelsea of Priest Lake, Section Two-B, of record in Book 6250, page 766, which is a revision of Book 6250, page 449, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Christopher F. Davis by deed from T. Blake Cothran, Devin Rohner, Nolan Pattee, and Judy Cothran, dated August 22, 2018, recorded at Instrument No. 20180824-0084073, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all restrictions, conditions, reservations and covenants of record; to the minimum building setback lines, public utility and drainage easements, plat notes and all other matters shown on the aforesaid subdivision plat; and to the zoning regulations of the appropriate governmental body.
>
> This is property has an address of 2913 Sheana Way (a/k/a 3600 Wells Court), Antioch, Tennessee 37013.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantee, its successors and assigns, forever, together with the benefit of all of the covenants and warranties as contained in the aforesaid Deed of Trust;

but the undersigned conveys as Successor Trustee only and is not bound personally upon any of the covenants or warranties.

Said sale was made for the purpose of satisfying said indebtedness and was subject to any and all unpaid taxes.

IN WITNESS, WHEREOF, this instrument is executed this the 19 day of October, 2021.

George H. White

George H. White, Successor Trustee

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

On this the 19 day of October, 2021, before me personally appeared George H. White, Successor Trustee, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument (Successor Trustee's Deed) and acknowledged that he executed the same as his free act and deed.

WITNESS MY HAND and official seal at office in Murfreesboro, Tennessee, on the 19 day of October, 2021.

My Commission expires: 12/18/22

Mary M. Richardson
Notary Public

MARY M. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is **$148,000.00,** which amount is equal to or greater then the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me on this _____ day of October, 2021.

My Commission expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 148,000.00
_____, **Affiant**
Subscribed and sworn before me this the
21 **Day of** October, **20**21.
_____, **Deputy Register**

21292