BOX 10-A

Karen Johnson Davidson County
Batch# 742101 DEEDWARR
10/25/2021 08:27:24 AM 2 pgs
Fees: $13.00 Taxes: $1,905.50
20211025-0142605

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Suleyman Hamzapour
1510 Eden Rose Pl
Nolensville, TN 37135

SEND TAX BILL TO:
SAME AS OWNER

MORTGAGEE
Same

MAP 075
GROUP 00 0
PARCEL 149.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Anchored Capital, LLC., a Tennessee Limited Liability Company** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Suleyman Hamzapour and Azar Shahri Pirouti, husband and wife**, hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled Re-Subdivision of Hermitage Inn Subdivision, of record in Book 7900, Page 274, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to ANCHORED CAPITAL, LLC, by deed from THOMAS LAWLESS, AS SUBSTITUTE TRUSTEE, of record in Instrument No. 20210730-0102599, dated July 14, 2021, said Register's Office.

Said property is transferred subject to the following matters:

This conveyance is made subject to the following:

1) 2021 taxes and subsequent years.
2) Matters shown on the Plan of record in Plat Book 7900, page 274, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as 4130 Lebanon Pike Unit 100, Hermitage, Tennessee 37076. 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 said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Suleyman Hamzapour and Azar Shahri Pirouti, husband and wife, their heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors 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 our hands this the 22nd day of October, 2021.

Anchored Capital, LLC., a Tennessee Limited Liability Company

Eric Sox Managing Member

By: Eric Sox, Managing 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 **Managing Member** of **Anchored Capital, LLC., a Tennessee Limited Liability Company,** the within named bargainor, a Tennessee Limited Liability Company, and that he as such **Managing Member**, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the Tennessee Limited Liability Company as such **Managing Member**.

WITNESS my hand and official seal at office this 22nd day of October, 2021.

NOTARY PUBLIC
My Commission Expires: My Commission Expires January 23, 2023

JAMES C SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $515,000.00.

AFFIANT

Subscribed and sworn to before me on this 22nd day of October, 2021.

NOTARY PUBLIC
My Commission Expires: 4/27/2025

JOSEPH WHITE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON