(1)

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #21-1591

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 743444 DEEDWARR
10/26/2021 09:52:02 AM 2 pgs
Fees: $13.00 Taxes: $2,593.70

20211026-0143580

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lynne Collier, Executrix of the Last Will and Testament of Dorothy Glasgow Anderson, deceased,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **TNT Capital, LLC, a Tennessee limited liability company**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Lealand Heights of record in Plat Book 2330, Page 71, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the southerly margin of Milesdale Drive at the corner of Lots 11 and 12; thence with the line between Lots 11 and 12, southerly 131 feet to a corner of Lot 10; thence with the line between Lots 10 and 11, southeasterly 126.45 feet to the westerly margin of Milesdale Court; thence with the margin of the same northerly around a slight curve 88.18 feet to a point; and continuing northerly 92 feet to the beginning of a curve; thence around said curve northwesterly 31.42 feet to south margin of Milesdale Drive; thence with the margin of the same westerly 110 feet to the point of beginning.

Being the same property conveyed to William F. Anderson, II and wife, Dorothy G. Anderson by Warranty deed from Martha Joan Crutcher Lee of record in Book 6067, page 915, Register's Office for Davidson County, Tennessee, dated June 01, 1983 and recorded on June 02, 1983

The said William F. Anderson, II died on or about November 18, 2008, leaving Dorothy G. Anderson as surviving tenant by the entirety. The said Dorothy G. Anderson died on or about November 18, 2018, leaving a Last Will and Testament filed at Probate at Docket No. 18P1973, in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division). Dorothy G. Anderson is also known as Dorothy Glasgow Anderson.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 4401 Milesdale Court, Nashville, TN 37204.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT**	**TAX MAP-PARCEL #:**
TNT Capital, LLC **4401 Milesdale Court** **Nashville, TN 37204**	624 Hastings Ln Franklin. TN 37069	**131-12-0-091.00**

WITNESS THE EXECUTION HEREOF this 25th day of October, 2021.

The Estate of Dorothy Glasgow Anderson, deceased

Lynne Collier, Executrix

Lynne Collier, Executrix

State of Tennessee)
County of Davidson)

On this 25th day of October, 2021, before me the undersigned, a Notary Public in and for said County and State aforesaid, Lynne Collier, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that she executed the within instrument for the purpose therein contained, and who further acknowledged that she is the Executrix of The Estate of Dorothy Glasgow Anderson, and is authorized to execute this instrument, and that she has executed this instrument on behalf of The Estate of Dorothy Glasgow Anderson as Executrix.

Notary Public

LYDIA H. WEAVER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 8, 2022

My Commission Expires: 7/8/22

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 701,000.00.**

Affiant

Sworn and subscribed before me on this the 25th day of October, 2021.

Notary Public

My Commission Expires: _____

TARA JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 6, 2022