son County
Batch# 756516 DEEDQC
11/17/2021 10:24:33 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20211117-0153034

File No. **1021-038**

QUITCLAIM DEED

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF **TENNESSEE**

COUNTY OF **Davidson**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of November, 2021.

Notary Public

MY COMMISSION EXPIRES: ~~My Commission~~ Expires January 23, 2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027
This instrument was prepared by information furnished by the parties herein.

No Warranty of Title either expressed or implied, see Deed Disclaimers

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
L&L TN R, LLC.	**SAME AS OWNER**	MAP 016
(NAME) **3186 Ivey Point Road**	(NAME)	GROUP 00 0
(ADDRESS) **Goodlettsville, Tennessee 37072**	(ADDRESS)	PARCEL 019.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Anchored Capital LLC., a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTOR(S), DO (ES) HEREBY **QUITCLAIM**, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

L&L TN R, LLC., a Wyoming limited liability company, as to a undivided 50%interest
and
DHB R, LLC., a Wyoming limited liability company, as to a undivided 50% interest

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

ALL THAT certain real property situated in the 10th Civil District of Davidson County, Tennessee, and described more particularly as follows, to-wit:

A small tract of land in the 10th Civil District of said County and State lying on the south side of Ivy Point Road; BEGINNING at an iron pin 22 poles East of Bell's line and in J. Abner Binkley's line and running thence with the said Road 22 poles to a point; thence 20 poles with Bell's line to an iron pin; thence north 16 2/3 poles to the beginning, containing by estimation 1 acre, more or less.

Being the same property conveyed to Anchored Capital, LLC, by Substitute Trustee's Deed from Mackie Wolf Zientz & Mann, P.C., as Substitute Trustee, dated October 28, 2021 and filed of record November 12, 2021 in Instrument No. 20211112-0150968, Register's Office for Davidson County, Tennessee.

This is investment property only and has never been the residence of the grantor at any time, Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

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 conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as **3186 Ivey Point Road, Goodlettsville, Tennessee 37072**.

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.

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 27th 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 Quitclaim 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 17th day of November, 2021.

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

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Deed Disclaimers

Preparer of this instrument is NOT a Closing Agent under Section 6045 of the Internal Revenue Code, as Amended by the Tax Reform Act of 1986, or Otherwise Amended, in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Was Provided ALL Information by the First Party and/or prepared this Instrument based on the prior Deeds and Releases of record. Preparer has not performed a title search on the Real Property and makes NO Representations Concerning the Accuracy of Such Information in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Makes NO Warranties as to the Merchantability or Status of Title in Relation to the Real Property Conveyed Herein.

File Number: **1021-038**

RETURN TO:
Michael J. Mills, Attorney at Law
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027