This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-12479-AP
Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $548,368.00.

Affiant

Subscribed and sworn to before me, this the 17th day of December, 2021.

Notary Public
My Commission Expires:

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

Karen Johnson Davidson County
Batch# 777358 DEEDWARR
12/21/2021 12:26:31 PM 2 pgs
Fees: $13.00 Taxes: $2,028.96
20211221-0168514

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Andrew James Hall Morgan Hall 1631 11th Ave N Nashville, TN 37208	NEW OWNER	081-11-0-568

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Anchor- Iris Developments, a Tennessee General Partnership**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Andrew James Hall and Morgan Hall, husband and wife**, 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:

Land in Davidson County, Tennessee, being Northerly half of Lot No. 101 on the Plan of D T McGavock, and Others Addition to Nashville, called the Addition to the Town of McGavock, as of record in Plat Book 21, Page 41, in the Register's Office for said County.

Said part of Lot No. 101 fronts 25 feet on the Westerly side of 11th Avenue, North, formerly Fillmore Street or Avenue, and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Anchor-Iris Developments, a Tennessee General Partnership by Warranty Deed from Ernestine J. Holt, dated September 17, 2020, recorded September 24, 2020, of record in Instrument No. 20200924-0110103, Register's Office for Davidson County, Tennessee.

This is improved property located at: **1631 11th Avenue North, Nashville, TN 37208**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4)

all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of December, 2021.

GRANTOR:

Anchor- Iris Developments, a Tennessee General Partnership

By: _____
Christopher M. Corriveau, Authorized Signor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Christopher M. Corriveau, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Authorized Signor of Anchor- Iris Developments, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 17th day of December, 2021.

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PERRY

_____
Notary Public
My Commission expires: 3-1-2023