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

ADDRESS NEW OWNER:
Tom Alsup
Linda Alsup
5061 Kingsview Ct
Nashville, TN 37220

MORTGAGEE
Same

Karen Johnson Davidson County
Batch# 778423 **DEEDWARR**
12/22/2021 11:02:23 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20211222-0169114

SEND TAX BILL TO:
SAME AS OWNER

MAP 072
GROUP 10 0
PARCEL 064.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", 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 **Tom Alsup and wife Linda Alsup**, hereinafter called the "GRANTEE", its successors and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. "D", Block 1, on the Plan of Burchwood Place, of record in Plat Book 547, Page 183, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

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 November 8, 2021 and file of record November 12, 2021 in Instrument No. 20211112-0150966, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the following matters:

1. 2022 taxes and subsequent years
2. Matters shown on the recorded plat of Burchwood Place, of record in Book 547, Page 183, said Register's Office.
3. Property is subject to any and all restrictions, easements, and conditions of record and/or not previously recorded in Register's Office for Davidson County.

This is improved property known as 1031 Burchwood Avenue, Nashville, Tennessee 37216.

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 **Tom Alsup and wife Linda Alsup**, its successors and assigns, forever, and, GRANTOR does covenant with the said GRANTEE 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 GRANTEE, its successors 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 17th day of December, 2021.

Anchored Capital, LLC., a Tennessee limited liability company

Eric Sox Member

By: Eric Sox, Managing Member

STATE OF Tennessee)
COUNTY OF Daivdson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Eric Sox, Managing Member** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Eric Sox, 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 17th day of December, 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 Daivdson)

The actual value or consideration, whichever is greater, for this transfer is $350,000.00.

AFFIANT

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

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

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY