Karen Johnson Davidson County
Batch# 790355 DEEDWARR
01/14/2022 09:56:25 AM 2 pgs
Fees: $13.00 Taxes: $1,184.00
20220114-0005745

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

ADDRESS NEW OWNER:
Corey Lavinder
713 Lischey Avenue
Nashville, Tennessee 37207

SEND TAX BILL TO:
New Owner

MORTGAGEE
Same

MAP 082
GROUP 07 0
PARCEL 387.00

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 **Corey Lavinder, unmarried man**, hereinafter called the "GRANTEE", his 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 No. 7 on the Plan of Arrington Heights, Section 2, of record in Book 3106, page 129, said Register's Office, 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 the Law Office of Arnold M. Weiss, as Substitute Trustee, dated November 22, 2021 and filed of record December 6, 2021 in Instrument No. 20211206-0161199, 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 Arrington Heights, of record in Book 3106, Page 129, 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 713 Lischey Avenue, Nashville, Tennessee 37207.

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 Corey Lavinder, unmarried man, his heirs 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, his 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 10th day of January, 2022.

Anchored Capital LLC., a Tennessee Limited Liability Company

Eric Sox Member

By: Eric Sox, Manging Member

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Eric Sox, Manging 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 **Manging Member** of **Anchored Capital LLC., a Tennessee Limited Liability Company,** the within named bargainor, a Tennessee Limited Liability Company, and that he as such Manging 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 Manging Member.

WITNESS my hand and official seal at office this 10th day of January, 2022.

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 $320,000.00.

Jan Nichols
AFFIANT

Subscribed and sworn to before me on this 10th day of January, 2022.

NOTARY PUBLIC
My Commission Expires: 10-24-2023

April G. Nichols
State of Tennessee Notary Public
Williamson County