PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

RETURNED TO:

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-15458-CC

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $245,000.00.

Affiant

Subscribed and sworn to before me, this the 14th day of January, 2022.

Notary Public
My Commission Expires: 9/2/24

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 792140 DEEDWARR
01/18/2022 11:06:55 AM 2 pgs
Fees: $13.00 Taxes: $906.50

20220118-0006652

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number |
|---|---|---|
| Ashley Todd Anderson<br>317 Summit Ridge Circle<br>Nashville, Tennessee 37215 | New Owner | 131-05-0B-317.00CO |

## 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, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Victor Hope Capital, LLC, a Tennessee limited liability company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ashley Todd Anderson, unmarried woman**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain condominium apartment situated in Davidson County. Tennessee, being Unit No. 317, and the appurtenant interest in the common elements of Four Seasons Condominium. created under Title 66. Section 27-10 I, et seq. as amended. Tennessee Code Annotated. and as established under the Master Deed of record in Book 6841, page 349, and as amended in Book 6847, page 122, Register's Office for Davidson County, Tennessee. Said Unit being also depicted on the site-plan of Four Seasons Condominium, attached as exhibit to said Master Deed. as amended. Boundary plan of Clark Gower Property of record in Book 5050, page 30, said Register's Office. The easements, including, but not limited to, all sewer, water, electrical, telephone and other utility easements, now or hereafter established over, through or upon the land embracing the regime and building thereon, the restrictive covenants, conditions and regulations imposed upon and relating to the units. property. co-owners and tenants of Four Seasons Condominium, provided in said Master Deed, as amended, together with the By-Laws appended thereto, the aforementioned site-plan attached as exhibit to said Master Deed. as amended. the Boundary Plan and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification. description and placement of such Unit.

Being the same property conveyed to Victor Hope Capital, LLC by Warranty Deed from C. Turney Stevens, Jr. and Alice Stevens, Trustees of The Turney & Jeanne Stevens Family Trust UAD December 20, 2021, deed dated October I, 2021, recorded October 4, 2021, of record in Instrument No. 20211004-0132713,

Register's Office for Davidson County, Tennessee; and further, being a portion of the property conveyed C Turney Steven, Sr., C. Turney Stevens, Jr., and Alice Stevens, Trustees of the Turney & Jeanne Stevens Family Trust by Quitclaim Deed from Jeanne M. Stevens, dated December 21, 2012, recorded December 26, 2012, of record in Instrument No. 20121226-0119007; as corrected in Instrument No. 20200821-0094356, Register's Office for Davidson County, Tennessee.

This is improved property located at: **317 Summit Ridge Circle, Nashville, TN 37215**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying its prorated share thereof to the Grantee 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 14th day of January, 2022.

GRANTOR:

Victor Hope Capital, LLC,
a Tennessee limited ~~liability~~ company

By: _____
Farsheed Ferdowsi, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Farsheed Ferdowsi, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is a Member of Victor Hope Capital, LLC, 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 14th day of January, ~~2022~~.

JAKE MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Public
My Commission expires: 9-24-22