WARRANTY DEED

Karen Johnson Davidson County
Batch# 792153 DEEDWARR
01/18/2022 11:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20220118-0006667

G-BC-21-4253

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires December 12, 2022 WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Theodore Litz and Tamra Litz	Gardner Financial Services, LTD	
(NAME)	(NAME)	**062-02-0B-280.00-CO**
4253 Longfellow Drive	3503 Paesanos Pkwy	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	San Antonio, TX 78231	
(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 consideration, the receipt of which is hereby acknowledged, **EILEEN M. ANKA AND JUSTEN M. ANKA, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THEODORE LITZ AND TAMRA LITZ, SPOUSES MARRIED TO EACH OTHER,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 264, on the plan of Abbington Park, Phase Two, Section One, of record in Instrument No. 20081008-0102227, revised in Instrument No. 20081024-0106746 and by Surveyor's Certificate of Correction in Instrument No. 20081030-0108211, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Eileen M. Anka and Justen Anka, wife and husband by Warranty deed from Kyle E. Gardner and wife, Ariel Camille Gardner of record in Instrument No. 20190719-0071127 Register's Office for Davidson County, Tennessee, dated July 17, 2019 and recorded on July 19, 2019.

This conveyance is subject to:
- Taxes for the year 2022, and all subsequent years.
- Subject to all matters shown on the Plan of Abbington Park, Phase Two, Section One of record as Instrument Number 20081008-1012227, Instrument No. 20081024-0106746, and Surveyor's Certificate of record in Instrument Number 20081030-0108211, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of Abbington Park of record in Instrument Number 20081008-0101931, as corrected in Instrument No. 20081031-0108645 and Instrument Number 20090210-0011533, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 200302130020075, Instrument No. 200404010036605, Instrument No. 200405180058461, Instrument No. 200602020012846, Instrument No. 201610270113738, Instrument No. 201701240007830, Register's Office for Davidson County, Tennessee.
- By Laws of record in Instrument Number 200303030027406, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions of record as Instrument Number 20010402-0031520 and Instrument Number 200007200071648, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of record in Book 8377, Page 820, in the Register's Office for Davidson County, Tennessee.
- Warranty Deed of Flowage Easement granted United States of America of record in Book 2242, Page 513, in the Register's Office for Davidson County, Tennessee.
- Grant of Transmission Line Easement granted United States of America of record in Book 1163, Page 341, in the Register's Office for Davidson County, Tennessee.
- Easement for ingress/egress of record in Book 1198, Page 525, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20030109-0004246 and Instrument Number 20030508-0061633, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4253 Longfellow Drive, Nashville, Tennessee 37214**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their 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 my/our hand(s) this the 7th DAY OF DECEMBER, 2021.

Eileen M. Anka by Attorney in Fact

Eileen M. Anka by Margaret Means,
Attorney in Fact

Justen M. Anka by Attorney in Fact

Justen M. Anka by Margaret Means,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margaret Means, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of EILEEN M. ANKA, and who acknowledged he/she/they executed the same as the free act and deed of the said EILEEN M. ANKA.

Witness my hand and official seal, this the 7th of December, 2021.

Notary Public
My Commission Expires:
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margaret Means, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of JUSTEN M. ANKA, and who acknowledged he/she/they executed the same as the free act and deed of the said JUSTEN M. ANKA.

Witness my hand and official seal, this the 7th of December, 2021.

Notary Public
My Commission Expires:
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Celia Stewart-Rouse, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 12/7/21.

Date

Celia Stewart-Rouse

Affiant Signature

12/7/21

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 7th day of Dec, 2021.

Notary's Signature

My Commission Expires: 4/22/23

Date

Notary's Seal

