Karen Johnson Davidson County
Batch# 809741 DEEDWARR
02/23/2022 09:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20220223-0020315

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

DaNita Lane
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of February, 2022.

Amber McNabb
Notary Public
MY COMMISSION EXPIRES: 3.25.25
File No. 22-15297

AMBER C MCNABB
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-25-2025

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jiles Ritchie (NAME)	New Owner (NAME)	180-04-0A-112.00 CO
2116 Rodman Blvd (STREET ADDRESS)	(STREET ADDRESS)	
Gallatin, TN 37066 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Anchored Capital, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jiles Ritchie, a married man**, HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 33 on the Plan of Highland Creek, Section Two of record in Instrument No. 20030424-0055118, as corrected by Surveyors Certificate of Correction of record in Instrument No. 20050310-0026513, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

BEING the same property conveyed to Anchored Capital, LLC by Substitute Trustee's Deed from Rubin Lublin TN, PLLC, Substitute Trustee, dated 11/3/2021 and recorded 11/8/2021 in Instrument No. 20211108-0148627, Register's Office for Davidson County, Tennessee. The said Rubin Lublin TN, PLLC was appointed as Substitute Trustee by Appointment of Substitute Trustee dated 9/25/2014 and recorded 12/3/2014 in Instrument No. 20141203-0110762, pursuant to default on a Deed of Trust executed by Leocardius B. Austrie and Janice C. Austrie in Instrument No. 20061220-0156944; previously conveyed to Leocardius B. Austrie and wife, Janice C. Austrie by Warranty Deed from Mikel Hunsicker Homes, LLC, dated 12/19/2006 and recorded 12/20/2006 in Instrument No. 20061220-0156943, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2021 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 3324 Hickory Run, Nashville, TN 37211.

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.

Witness my/our hand(s) this 9th day of February, 2022.

Anchored Capital, LLC, a Tennessee Limited Liability Company

By: Eric Sox Member
Eric Sox, Managing Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary of Public of the state and county mentioned, personally appeared Eric Sox, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Managing Member of Anchored Capital, LLC, the within named bargainor, a Limited Liability Company, and that such Eric Sox as such Managing Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Managing Member.

Witness my hand and seal, this 9th day of February, 2022.

Rachel L. Hardaway
Notary Signature
My commission expires: 04.18.2022

RACHEL L. HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 4-18-2022

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 2-9-22 (date of document).

Affiant Signature

2-9-22
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 9th day of February, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY