Karen Johnson Davidson County
Batch# 821930 DEEDWARR
03/14/2022 11:12:43 AM 2 pgs
Fees: $13.00 Taxes: $1,128.50
20220314-0029411

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

ADDRESS NEW OWNER:
Logan Runger
235 Ridgeway Drive
Nashville, Tennessee 37214

SEND TAX BILL TO:
Same

MORTGAGEE
Same
,

MAP 095
GROUP 08 0
PARCEL 035.00

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 **Logan Runger**, 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:

Being Lot No. 144 on the Plan of Eva Mor Heights, Section Two, as shown by plat of record in Plat Book 1835 Page 30, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Anchored Capital LLC by Substitute Trustee's Deed from LOGS Legal Group LLP, as Substitute Trustee, dated December 17, 2021 and filed of record December 23, 2021 in Instrument No. 20211223-0169692, 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 Eva Mor Heights, of record in Book 1825, Page 30, 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 235 Ridgeway Drive, Nashville, Tennessee 37214.

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 Logan Runger, 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 March, 2022.

Anchored Capital, LLC, a Tennessee limited liability company

By: Eric Sox, Member

STATE OF Tennessee)
COUNTY OF Daivdson)

Before me, the undersigned authority of the State and County aforesaid, 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 himself to be **Member** of **Anchored Capital, LLC, a Tennessee limited liability company,** the within named bargainor, a Tennessee limited liability company, and that he as such 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 Member.

WITNESS my hand and official seal at office this 10th day of March, 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 Daivdson)

The actual value or consideration, whichever is greater, for this transfer is $305,000.00.

AFFIANT

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

NOTARY PUBLIC
My Commission Expires: _____

My Commission Expires
January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY