WARRANTY DEED

Karen Johnson Davidson County
Batch# 824663 DEEDWARR
03/18/2022 10:40:50 AM 2 pgs
Fees: $13.00 Taxes: $1,073.00

20220318-0031640

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31 DAY OF _____, 2022.

Notary Public

MY COMMISSION EXPIRES: 6-23-25

(AFFIX SEAL)

JONATHON CHRISTOPHER COBB NOTARY PUBLIC TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fidelis Investment Group, LLC	Same	
(NAME)	(NAME)	
1900 Piedmont Ave	←	072 12 0 160.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, WE, **ANTHRAX PIEDMONT TRUST**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FIDELIS INVESTMENT GROUP, LLC,** 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. 2 on the Map of Dalewood, Section I, as of Record in Book 1424, Page 108, of the Register's Office for said County, as follows:

Beginning at a point in the Southerly margin of Piedmont Avenue at a concrete monument at the beginning of a curve at the intersection of said Avenue and Stratford Avenue; Thence Southwesterly around said curve, 39.3 feet to another concrete monument in the Easterly margin of Stratford Avenue; thence with the margin of said avenue, Southerly 132 feet to a point; thence South 88 degrees 37 minutes East 100.4 feet to the common rear corner of Lots Nos. 1 and 2; thence Northerly with the line between said lots 157 feet to the Southerly margin of Piedmont Avenue; thence with the margin of said avenue, Westerly 75 feet to the beginning.

Being the same property conveyed to Anthrax Piedmont Trust, a Land Trust, A Revocable Trust (an executory Trust), and Mark Hollingsworth as Trustee, by Deed Into Land Trust from Overseer, Order of the Lord's Bounty and his successors, a corporation sole, of record in Instrument No. 20070313-0030726, in the Register's Office of Davidson County, Tennessee, dated March 08, 2007 and recorded on March 13, 2007.

Being the same property conveyed to Overseer, Order of the Lord's Bounty and his successors, a Corporation sole, by Quitclaim Deed from Robert H. Gregory, a married person, of record in Instrument No. 20031205-0175119, in the Register's Office of Davidson County, Tennessee, dated December 03, 2003 and recorded on December 05, 2003.

Being the same property conveyed to Robert H. Gregory, by Warranty Deed from Associates Financial Services Company of Tennessee, Inc., of record in Book 8409, Page 981, in the Register's Office of Davidson County, Tennessee, dated July 30, 1991 and recorded on July 31, 1991.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property. known as 1900 Piedmont Ave, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 hand this 31st day of January, 2022

ANTHRAX PIEDMONT TRUST

BY: _____, Trustee

MARK HOLLINGSWORTH, TRUSTEE

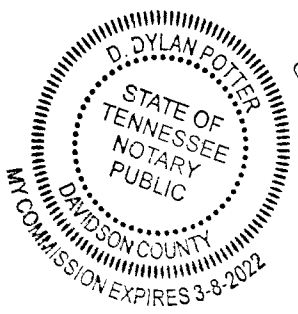
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Mark Hollingsworth, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Trustee of The Anthrax Piedmont Trust, and who further acknowledged that he is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal this 31st day of January, 2022.

Commission expires:



_____

Notary Public