Karen Johnson Davidson County
Batch# 827458 DEEDWARR
03/24/2022 08:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20220324-0033787

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

ADDRESS NEW OWNER:
Sarah Tylutki
500 May Drive
Madison, Tennessee 37115

SEND TAX BILL TO:
Cardinal Financial Company
3530 Toringdon Way, Suite 101
Charlotte, NC
28277

MORTGAGEE
Cardinal Financial Company
3530 Toringdon Way, Suite 101
Charlotte, NC
28277

MAP 043
GROUP 06 0
PARCEL 155.00

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 **Sarah Tylutki, an unmarried woman**, hereinafter called the "GRANTEE", her heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Farview, Section Two, of record in Book 3600, Page 6, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Anchored Capital LLC by Trustee's Deed from Wilson & Associates, PLLC, as Successor Trustee, dated September 24, 2021 and filed of record October 12, 2021 in Instrument No. 20211012-0137260, 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 Farview, of record in Book 3600, Page 6, 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 500 May Drive, Madison, Tennessee 37115.

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 Sarah Tylutki, an unmarried woman, her 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, her 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 9th day of March, 2022.

Anchored Capital LLC., a Tennessee Limited Liability Company

Managing Member

By: Eric Sox, Managing Member

STATE OF Tennessee)
COUNTY OF Davidson)

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 **Managing Member** of **Anchored Capital LLC., a Tennessee Limited Liability Company,** the within named bargainor, a Tennessee Limited Liability Company, and that he as such Managing 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 Managing Member.

WITNESS my hand and official seal at office this 9th day of March, 2022.

NOTARY PUBLIC
My Commission Expires: My Commission Expires January 23, 2023

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $350,000.00.

Carmen Coats
AFFIANT

Subscribed and sworn to before me on this ~~9th~~ 11th day of March, 2022.

Eliza Whitfield
NOTARY PUBLIC
My Commission Expires:

ELIZA WHITFIELD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES MAY 5, 2025

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 3/16/2022 (date ~~of document~~).

Affiant Signature

3/16/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 16th day of March 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025