Karen Johnson Davidson County
Batch# 848096 DEEDWARR
04/29/2022 10:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,805.60
20220429-0049821

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

ADDRESS NEW OWNER:
Autumn Andrady
Edward Krause
8202 Foxview Court
Brentwood, TN 37027

SEND TAX BILL TO:
SAME AS OWNER

MORTGAGEE
Same
,

MAP 180
GROUP 00 0
PARCEL 106.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", 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 **Autumn Andrady and Edward Krause, wife and husband**, hereinafter called the "GRANTEES", their 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. 4, of the Resubdivision of Lot 21, Section Two-A and Revision to Lot 1, Section Four, Holt Hills, of record in Plat Book 9700, Page 541, Register's Office for Davidson County, Tennessee, to which plat 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 for Charles E. Tonkin, II, Trustee, dated January 19, 2022 and filed of record January 24, 2022 in Instrument No. 20220124-0008760, 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 Holt Hills Resubdivision of Lot 21, of record in Book 9700, Page 541, said Register's Office.
3. Restrictive Covenants contained in instrument of record, Book 5167, Page 923 and Book 5183, Page 594, said Register's Office.
4. 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 115 Holt Hills Road, Nashville, Tennessee 37211.

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 Autumn Andrady and Edward Krause, wife and husband, their heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEES 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 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 our hands this the 21st day of April, 2022.

Anchored Capital LLC., a Tennessee Limited Liability Company

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 21st day of April, 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 Davidson)

The actual value or consideration, whichever is greater, for this transfer is $488,000.00.

AFFIANT

Subscribed and sworn to before me on this 21st day of April, 2022.

NOTARY PUBLIC
My Commission Expires: 5-5-2025

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 04/25/2022 ____ (date of document).

Affiant Signature

04/25/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 25 day of April, 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