Karen Johnson Davidson County
Batch# 852852 DEEDWARR
05/10/2022 10:14:06 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50
20220510-0053259

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

ADDRESS NEW OWNER:
Kathryn Brown
3600 Wells Court (f/k/a 2913 Sheana Way)
Antioch, Tennessee 37013

SEND TAX BILL TO:
Renasant Bank
2001 Park Place
North Ste 650
Birmingham, Al 35203

MORTGAGEE
Renasant Bank
2001 Park Place North Ste 650
Birmingham, Alabama 35203

MAP 150
GROUP 03 0
PARCEL 264.00

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 **Kathryn Brown, an unmarried person**, 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. 94A, on the Plan of Zone Lot Division, Lots 83, 84, 89, 90, 94 & 101, Chelsea of Priest Lake, Section Two-B, of record in Book 6250, Page 766, which is a revision of Book 6250, Page 449, 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 Successor Trustee's Deed from George H. White, as Successor Trustee, for Hugh M. Queener, Trustee, dated October 19, 2021 and filed of record October 21, 2021 in Instrument No. 20211021-0141529, 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 Chelsea of Priest Lake, of record in Book 6250, Page 449 and Page 766, said Register's Office.
3. Restrictive Covenants contained in instrument of record Book 6213, Page 806, said Register's Office.

This is improved property known as 3600 Wells Court (f/k/a 2913 Sheana Way), Antioch, Tennessee 37013.

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 Kathryn Brown, an unmarried person, 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 29th 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 29th 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 $275,000.00.

AFFIANT 4/29/22

Subscribed and sworn to before me on this 29th day of April, 2022.

NOTARY PUBLIC
My Commission Expires: 03-07-23

PIPER L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY