Karen Johnson Davidson County
Batch# 853220 DEEDWARR
05/10/2022 01:53:30 PM 3 pgs
Fees: $18.00 Taxes: $2,072.00
20220510-0053449

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220440565** Chelsea N Shores State Of Tennessee Notary Public Rutherford County My Commission Expires 12-18-2022	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Rutherford) The actual consideration or value, whichever is greater, for this transfer is: $560,000.00. Affiant Subscribed and sworn to before me, this 29th day of April, 2022. Notary Public My Commission Expires: 12/18/22

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
John Henry Anneken 2006 Scott Avenue Nashville TN 37206	New Owner United Community Bank P.O. Box 1070 Blairsville, GA 30514	Tax Parcel ID No. 072 14 0 331.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mark Carson and Lyndsay Nelson, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John Henry Anneken, a single man**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on Block B on the Map of a Subdivision of Belle Forest No. 2 of record in Plat Book 843, Page 94, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 3 fronts 50.0 feet on the West side of Scott Avenue and extends back between parallel lines 150.00 feet to a dead line.

Being the same property conveyed to Mark Carson, an unmarried man, by Warranty Deed from Ross M. Flynt, married, of record in Instrument No. 20170424-0039791, in the Register's Office of Davidson County, Tennessee, dated April 19, 2017 and recorded on April 24, 2017. Lyndsay Nelson joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the Map of a Subdivision of Belle Forest No. 2, as recorded in Plat Book 843, Page(s) 94.

This is improved property located at 2006 Scott Avenue Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of April, 2022.

Mark Carson

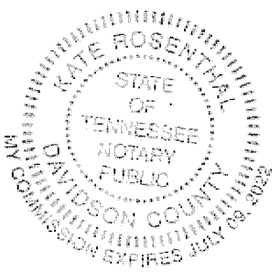
Lyndsay Nelson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mark Carson and Lyndsay Nelson, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of April, 2022.

Notary Public
My Commission Expires: _____



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 April 29, 2022.

J. Carlton Drumwright

April 29, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on April 29, 2022.

Notary

My Commission Expires: 12/18/22

