Box 14
36067-4

Return to:
Attorneys Title Company, Inc
2927 Berry Hill Drive
Nashville, TN 37204

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

ADDRESS NEW OWNER:
Gregath-Good Real Estate, LLC
5001 Traceview Drive
Nashville, TN 37221

SEND TAX BILL TO:
SAME AS OWNER

MAP 081
GROUP 10 0
PARCEL 046.00

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 **Gregath-Good Real Estate, LLC, a Tennessee limited liability company,** hereinafter called the "GRANTEE", its successors and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 28 on the Plan of Section Two, Normal Heights, as of record in Book 2330, Page 54, Register's Office for Davidson County. Tennessee.

Being the same property conveyed to Anchored Capital, LLC by Trustee's Deed from Wilson & Associates, PLLC, as Successor Trustee, for Kathy Winstead, dated March 28, 2022, and filed of record April 1, 2022 in Instrument No. 20220401-0038170, in the Register's Office of 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 Normal Heights, of record in Book 2330, Page 54, 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 2636 Delk Avenue, Nashville, Tennessee 37208.

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 Gregath-Good Real Estate, LLC, a Tennessee limited liability company, its successors 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, its successors 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.

Karen Johnson Davidson County
Batch# 891472 DEEDWARR
07/20/2022 10:29:24 AM 2 pgs
Fees: $13.00 Taxes: $999.00

20220720-0083065

WITNESS our hands this the 19 day of July, 2022.

Anchored Capital LLC, a Tennessee Limited Liability Company

By: Eric Sox, Member

STATE OF Tennessee)
COUNTY OF Williamson)

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 **Member** of **Anchored Capital LLC, a Tennessee Limited Liability Company,** the within named bargainor, Eric Sox, and that he as such Member, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the **a Tennessee Limited Liability Company** as such Member.

WITNESS my hand and official seal at office this 19 day of July, 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 $270,000.00.

AFFIANT

Subscribed and sworn to before me on this **19th** day of **July**, 2022.

NOTARY PUBLIC
My Commission Expires: 8/6/2023

SHERRI D. HOLLARS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON