NEW OWNER:

FELICIA D. BINKLEY
504 Williamsburg Drive
Nashville, TN 37214

SEND TAX BILLS TO:
NEW OWNER

Map/Parcel: 121-04-0A-004-00

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Ave
Lebanon, TN 37087

INFORMATION REQUESTED BY THE PARTIES – NO TITLE SEARCH CONDUCTED

Karen Johnson Davidson County
Batch# 891494 DEEDQC
07/20/2022 11:29:30 AM 4 pgs
Fees: $23.00 Taxes: $99.39
20220720-0083118

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of **Twenty Six Thousand Eight Hundred Sixty 96/100 Dollars ($26,860.96)** cash in hand paid, the receipt of which is hereby acknowledged, **ANCHORED CAPITAL, LLC** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **FELICIA D. BINKLEY**, ("Grantee"), her successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

SEE ATTACHED "EXHIBIT A"

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its

duly authorized representative, this 24th day of June, 2022.

ANCHORED CAPITAL, LLC

By: [signature] member

Its: _____

NICHOLE DANIEL
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, ANCHORED CAPITAL, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that Eric Sox is President of ANCHORED CAPITAL, LLC , the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office this 24th day of June, 2022.

Nichole Daniel
NOTARY PUBLIC

My commission expires: July 7, 2025

****

The actual consideration or value, whichever is greater, for this transfer is $ 26,860.96

[signature]
AFFIANT

Sworn to and subscribed to before me this 24 day of June, 2022.

Nichole Daniel
NOTARY PUBLIC

My commission expires: July 7, 2025

NICHOLE DANIEL
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBIT A

Exhibit "A"
Property Description

Land in Davidson County, Tennessee, being Unit No. 504, Bldg. I, on the Plan of Phase One, Williamsburg Condominium Units, of record in Plat Book 6900, Page 193, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Felecia Binkley, unmarried by Warranty Deed from Nichole Hammers, married of record in Instrument No. 20090331-0028656 Register's Office for Davidson County, Tennessee, dated March 23, 2009 and recorded on March 31, 2009.

Being the same property conveyed to Anchored Capital, LLC by Judicial Foreclosure Deed from Scott D. Weiss, Attorney for Williamsburg Condominiums Homeowners Association, Inc of record in Instrument No. 20220421-0046162 Register's Office for Davidson County, Tennessee, dated April 13, 2022 and recorded on April 21, 2022.

This is IMPROVED property also known as 504 Williamsburg Drive, Nashville, TN 37214.

Tennessee Certification of Electronic Document

I, Todd A. Tressler II, 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 June 24, 2022 (date of document).

Affiant Signature

5/2/2022
Date

State of TENNESSEE

County of WILSON

Sworn to and subscribed before me this 2ND day of MAY, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 06-28-25

NOTARY'S SEAL

