THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P22-5017-WE

Karen Johnson Davidson County
Batch# 906627 DEEDWARR
08/23/2022 11:26:38 AM 2 pgs
Fees: $13.00 Taxes: $888.00

20220823-0095068

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 240,000.00.

Courtenie Clearwater
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES: 1-8-24

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
New Society Collective Trust under Trust Instrument dated May 6, 2021	owner	
8461 Poplar Creek Road		155-00-0-229.00
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Anthony Wayne Everhart, married**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Aaron Frank, Trustee of the New Society Collective Trust under Trust Instrument dated May 6, 2021**

HEREINAFTER CALLED THE GRANTEES, ITS SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Beginning at a point on the southerly R/W. of Poplar Creek Road, said R/W being fifty feet, thence by same R/W/N. 78 degrees 47 minutes East a distance of 98.25 feet to a point. Thence by same North 80 degrees 11 minutes East a distance of 98.54 feet to a point. Thence by same, North 85 degrees 12 minutes East a distance of 68 feet to a point and the N.W. corner of tract 2. Thence leaving the R/W of the road 7 degrees 54 minutes 39 seconds East a distance of 933.59 feet to a point. Thence by McClain South 82 degrees 31 minutes West a distance of 185.96 feet to an iron pin previously set in the boundary survey by others. Thence South 82 degrees 41 minutes West a distance of 107.42 feet to a point. Thence along the East line of tract 4, North 6 degrees 0 minutes 23 seconds West a distance of 926.29 feet to the beginning. Containing 5.971 acres.

Being the same property conveyed to Anthony Wayne Everhart by Installment deed from A.W.. Chaffin and wife, Edna L. Chaffin of record in Book 5440, page 126, Register's Office for Davidson County, Tennessee, dated May 23, 1976 and recorded on May 24, 1976. This is vacant land and is not the residence of the Grantor and is not a marital asset

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is unimproved property known as **0 Poplar Creek Road, Nashville, TN 37221**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors, heirs and assigns forever; and we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors, 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 22nd day of AUGUST, 2022.

Anthony Wayne Everhart

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Anthony Wayne Everhart,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 22nd day of AUGUST, 2022.

My Commission expires: 1-8-24

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE