Karen Johnson Davidson County
Batch# 912649 DEEDWARR
09/06/2022 10:00:24 AM 2 pgs
Fees: $13.00 Taxes: $1,036.00
20220906-0099680

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

ADDRESS NEW OWNER:
Jiles Ritchie
7608 Hwy 76 E.
White House TN 37188

SEND TAX BILL TO:
SAME AS OWNER

MORTGAGEE
Same

MAP 081
GROUP 15 0
PARCEL 131.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", 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 **Jiles Ritchie, a 50% undivided interest and Jason Starling, a 50% undivided interest,** hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 65 on the plan of J.M., T.J. and G.W. Harding's Addition, as of record in Book 21, page 80, Register's Office for Davidson County, Tennessee.

Said Lot No. 65 fronts 50 feet on the Southerly side of Formosa Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Anchored Capital LLC by Trustee's Deed from Mackie Wolf Zientz & Mann, PC., Substitute Trustee, dated August 16, 2022, and filed for record on August 23, 2022, in the Register of Deeds Office in and for Davidson County Tennessee.

This conveyance is made subject to the following:

1) 2022 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as 1915 Formosa St, 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 Jiles Ritchie, a 50% undivided interest and Jason Starling, a 50% undivided interest, their heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEES 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 GRANTEES, their 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 August, 2022.

Anchored Capital, LLC, a Tennessee limited liability company

Member

By: Eric Sox, 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 **Member** of **Anchored Capital, LLC, a Tennessee limited liability company,** the within named bargainor, a Tennessee limited liability company, 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 Tennessee limited liability company as such Member.

WITNESS my hand and official seal at office this 29th day of August, 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 $280,000.00.

AFFIANT

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

NOTARY PUBLIC
My Commission Expires: My Commission Expires January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY