Karen Johnson Davidson County
Batch# 932282 DEEDWARR
10/20/2022 02:54:30 PM 3 pgs
Fees: $18.00 Taxes: $973.10
20221020-0114570

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

ADDRESS NEW OWNER:
SLK Asset Management LLC.
128 Holt Hills Road
Nashville, TN 37211

SEND TAX BILL TO:
Same (New Owner)

MORTGAGEE

MAP 052
GROUP 12 0
PARCEL 075.00

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 **SLK Asset Management LLC., a Tennessee Limited Liability Company**, hereinafter called the "GRANTEE", its successors and assigns, a certain tract or parcel of land located in County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Plan of Schoolside Heights of record in Plat Book 3700, Page 38, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 23 fronts 81.5 feet on the Easterly side of Canton Pass and runs back 157.9 feet on the North line and 135 feet on the South line to a dead line in the rear, which is a broken line, and measures 68.5 feet thereon.

Being the same property conveyed to Anchored Capital LLC by Substitute Trustee's Deed from Mackie Wolf Zientz & Mann, P.C., as Substitute Trustee for Tennessee Title Services LLC, Trustee, dated August 24, 2022 and filed of record September 8, 2022 in Instrument No. 20220908-0100807, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the following matters:

1. 2023 taxes and subsequent years
2. Matters shown on the recorded plat of Schoolside Heights, of record in Book 3700, Page 38, 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 635 Canton Pass, Madison, Tennessee 37115.

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 SLK Asset Management 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.

WITNESS our hands this the 11th day of October 2022.

Anchored Capital, LLC, a Tennessee Limited Liability Company

Member

By: Eric Sox, Managing 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 **Managing Member** of **Anchored Capital, LLC, a Tennessee Limited Liability Company,** the within named bargainor, a Tennessee Limited Liability Company, and that he as such Managing 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 Managing Member.

WITNESS my hand and official seal at office this 11th day of October 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 $263,000.00.

AFFIANT

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Subscribed and sworn to before me on this 11th day of October 2022.

NOTARY PUBLIC
My Commission Expires: 10/16/2024

Certificate of Authenticity

I, Joshua A. Terry, 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 10/11/22.

Affiant Signature

10/19/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10/19/22.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON