Karen Johnson Davidson County
Batch# 933141 DEEDWARR
10/24/2022 01:31:13 PM 2 pgs
Fees: $13.00 Taxes: $1,110.00
20221024-0115354

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ DAVIDSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $300,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 19th day of October, 2022.

NOTARY PUBLIC

My commission expires: 07/09/24

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT PREPARED BY ~~& RETURN TO:~~
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 22-01-22-259

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Anchor Properties Group, Inc.	New Owner	133-12-0-137.00
(NAME)	(NAME)	
2422 Pollen Way		
(ADDRESS)	(ADDRESS)	
Columbia, TN 38401		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Jennifer Rose Evenson, an unmarried woman,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Anchor Properties Group, Inc.**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 98, as shown on the map entitled Section Three, Valley View Meadows, of record in Book 3700, page 93, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to O. ED EVENSON AND WIFE, TERRI G. EVENSON, by deed from ROSE M. FORMOSA BROMLEY, F/K/A ROSE FORMOSA WELKER AND HUSBAND, JOSEPH BROMLEY, of record in Book 11636, page 359, dated August 25, 1999, said Register's Office.

TERRI G. EVENSON, ALSO KNOWN AS TERRI GAYLE EVENSON, conveyed her interest in said property to O. ED EVENSON, ALSO KNOWN AS ORLAND EDGAR EVENSON, by Quitclaim Deed of record as Instrument No. 20050829-0102864, dated August 16, 2005, said Register's Office.

O. ED EVENSON, ALSO KNOWN AS ORLAND EDGAR EVENSON, died testate on or about April 26, 2020, devising said property to JENNIFER ROSE EVENSON, by Will of record in Docket No. 20P959, in the Seventh Circuit Court for Davidson County, Tennessee at Nashville, Probate Division. For further reference see Administratrix Deed of record as Instrument No. 20210202-0014959, said Register's Office.

This property is __unimproved _X_improved property known as: 259 Cathy Jo Drive, Nashville, TN 37211-3814.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

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

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered,

except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 19th day of October, 2022.

Jennifer Rose Evenson

Jennifer Rose Evenson

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jennifer Rose Evenson, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th day of October, 2022.

Taylor Johnson

Notary Public
My Commission Expires: 3/19/2025

