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

ADDRESS NEW OWNER:
Julian Camacho Castillo
4029 Providence Park Lane
Nashville, Tennessee 37211

Karen Johnson Davidson County
Batch# 940474 DEEDWARR
11/14/2022 09:40:27 AM 2 pgs
Fees: $13.00 Taxes: $989.75

20221114-0120986

SEND TAX BILL TO:
SAME AS OWNER

MAP 134
GROUP 09 0B
PARCEL 057.00

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 **Julian Camacho Castillo**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being known as Lot No. 123 as shown on the map entitled Providence Park, Phase 1, Section 3, of record as Instrument No. 20040907-0107496, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Anchored Capital, LLC, by Substitute Trustee's Deed from David G. Mangum, as Substitute Trustee for B. Anthony Saunders, Trustee, dated July 29, 2022 and filed of record August 3, 2022 in Instrument No. 20220803-0088515, 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 Providence Park Phase 1, of record in Instrument No. 20040907-0107496, said Register's Office.
3. Right-of-Way Easement of record, Instrument No. 20030519-0067720, Instrument No. 20040416-0043248, and Book 4706, Page 227. said Register's Office.
4. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record, Instrument No. 20031007-0148249, and amended in Instrument No. 20031020-0154723, and amended in Instrument No. 20040324-0033177, and amended in Instrument No. 20040930-0117792, and also, Instrument No. 20051116-0138367, Instrument No. 20120702-0057818, and Instrument No. 20210323-0038364, said Register's Office.
5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record, Book 8347, Page 35, said Register's Office.
6. Storm Water Detention Agreement of record, Book 7262, Page 388, Book 8337, Page 556, and Instrument No. 20030409-0047549, said Register's Office.
7. 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 4029 Providence Park Lane, Nashville, Tennessee 37211.

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 Julian Camacho Castillo, his heirs 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, his 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 4th day of November 2022.

Anchored Capital, LLC., a Tennessee Limited Liability Company

E C S 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 4th day of November 2022.

Rachel L. Hardaway

NOTARY PUBLIC
My Commission Expires: 04-26-2026

RACHEL L. HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $267,500.00.

Julian Camacho Castillo

AFFIANT CAMACHO CASTILLO

Subscribed and sworn to before me on this 4th day of November 2022.

Rachel L. Hardaway

NOTARY PUBLIC
My Commission Expires: 04-26-2026

RACHEL L. HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY