Name and Address of New Owner:
Eric Anderson
6369 Old Hickory Boulevard
Nashville, TN 37189

Send Tax Bills To:
Eric Anderson
1114 Stratton Ave.
Nashville, TN 37206

Karen Johnson Davidson County
Batch# 941282 DEEDWARR
11/15/2022 01:57:30 PM 4 pgs
Fees: $23.00 Taxes: $455.10
20221115-0121756

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 03900018700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Richard M. True and Helen C. True, the Heirs and Devisees of the Estate of Carl R. Carney**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Eric Anderson,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land lying in the 14th formerly the 24th Civil District of Davidson County, Tennessee, on the head waters of Dry Fork and Marrowbone Creeks, described according to a survey made September 2, 1964, by John M. Sullivan, Civil Engineer.

Beginning at a point in the northeast corner of property conveyed to Burton E. True and wife, Helen C. True by deed of record in Book 3311, Page 119, R.O.D.C. Tennessee. Thence south along the westerly margin of Old Hickory Blvd. S 3 deg. 5 min. W 100 feet, thence N 83 deg. 27 min. W 300 feet, thence N 3 deg. 5 min. E 100 feet, thence S 83 deg. 37 min. E 300 feet to the point of beginning. Containing .63 acres more or less.

Being the same property conveyed to Carl R. Carney and wife, Frances B. Carney, by Warranty Deed from Burton E. True and wife, Helen C. True, of record in Book 4407, Page 83, in the Register's Office for Davidson County, Tennessee, dated March 27, 1970, and recorded on March 27, 1970. ***Frances B. Carney died on March 1, 1988, leaving Carl R. Carney as the surviving tenant by the entirety. Carl R. Carney died on May 18, 1993, being a resident of Davidson County, Tennessee leaving Katherine Carney LaRue and Helen C True as his Heirs-at-Law. Katherine Carney LaRue died on August 25, 2022, leaving Helen C True as her Heir-at-Law. For further reference to title, see Affidavits to be recorded simultaneously herewith in Instrument No***20221115012175***4Instrument No.***20221115012175***5 the Register's Office of Davidson County, Tennessee.***

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 9th day of November, 2022.

The Heirs and Devisees of the Estate of
Carl R. Carney

Helen C. True (SEAL)
Helen C. True

Richard M. True (SEAL)
Richard M. True

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of November, 2022, before me personally appeared Helen C. True and Richard M. True, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 9th day of November, 2022.

Notary Signature
My commission expires:

KARLA LILLEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $123,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
9th day of November, 2022.

Notary Public
My commission expires:
File No. 2022-4973

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
MY COMMISSION EXPIRES 10-7-2023

Tennessee Certification of Electronic Document

I, Karla Lilley, do hereby make oath that I am a licensed Attorney, and/or the Authorized 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 to law on 11.9.2022 (date of document).

Affiant Signature

11.9.2022

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 9TH day of NOVEMBER, 2022.

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

COMMISSION EXPIRES: 6.21.25