This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-19347-DJ

Karen Johnson Davidson County
Batch# 946251 DEEDWARR
11/30/2022 02:47:30 PM 3 pgs
Fees: $18.00 Taxes: $917.60
20221130-0125501

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $248,000.00.

Affiant

Subscribed and sworn to before me, this the 29 day of November, 2022.

Notary Public
My Commission Expires: 11/6/2024

SPENCER LAMBERT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Anchor Properties Group, Inc. 2422 Pollen Way Columbia TN 38401	New Owner	120-01-0-103

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($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, **Kevin Furness, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Anchor Properties Group, Inc., a Tennessee corporation**, hereinafter called the Grantee(s), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 3, on the plan of Stardust Acres, according to survey and plat of same appearing of record in Book 1424, page 92, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Kevin Furness by Quitclaim Deed from Greta V. Krantz a/k/a Greta Valez, dated November 30, 2020, recorded December 15, 2020, of record in Instrument No. 20201215-0148134; as corrected in Instrument No. 20220701-0076563, Register's Office for Davidson County, Tennessee.

This is improved property located at: **1241 Vultee Boulevard, Nashville, TN 37217.**

This conveyance is made subject to 1) Property taxes for the year 2023, and thereafter, a lien not yet due and payable. The 2022 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of November, 2022.

GRANTOR:

Kevin Furness SR

Kevin Furness

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kevin Furness, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29 day of November, 2022.

SPENCER LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11/4/2024

- **The text of a certification of an electronic document must be in the following form.**

  I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 11/29/2022 **(date of document).**

  Kirsten Virden

  Affiant Signature

  Date: 11/29/2022

  State of Tennessee

  County of Davidson

  Sworn to and subscribed before me this 29 **day of** November, **2**022.

  Rachel Marie Collins

  Notary Signature

  MY COMMISSION EXPIRES: 3.6.2024

  Notary's Seal (if on paper)

