Karen Johnson Davidson County
Batch# 946991 DEEDWARR
12/02/2022 10:08:30 AM 6 pgs
Fees: $33.00 Taxes: $637.14
20221202-0126201

Commitment Number: 220572183
Seller's Loan Number: _____

After Recording Return To:
ServiceLink, LLC
1325 Cherrington Parkway
Coraopolis, PA 15108

This instrument prepared by: John Windsor, Esq., 8940 Main Street, Clarence, NY 14031, 866-333-3081.

New Property Owner/Mail Tax Statements To:
PLATINUM ANCHOR LLC, PO BOX 751 GOODLETTSVILLE, TN 37070

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
See Exhibit-A

GENERAL WARRANTY DEED

EMERALD CREEK PROPERTIES, whose mailing address is **PO BOX 751 GOODLETTSVILLE, TN 37070** hereinafter grantor, for $0.00 (Zero Dollar and Zero Cents) in consideration paid, grants, with general warranty covenants to **PLATINUM ANCHOR LLC**, hereinafter grantee, whose tax mailing address is **PO BOX 751 GOODLETTSVILLE, TN 37070**, the following real property:

See Exhibit-A
Property Address is: See Exhibit-A

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a See Cash Deed for Tennessee recorded as Instrument No. 20141201-0109635 the Register's Office of Davidson County, Tennessee.

Parcel ID: See Exhibit-A

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on 11/23, 2022:

EMERALD CREEK PROPERTIES

By: _____

Name: Gregory Self

Its: General Partner

STATE OF Tennessee
COUNTY OF Sumner

The foregoing instrument was acknowledged before me on November 23, 2022 by Gregory Self its General Partner on behalf of **EMERALD CREEK PROPERTIES** who is personally known to me or has produced TN Drivers License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Kimberley Wheeler
Notary Public

KIMBERLEY WHEELER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Maximum principal indebtedness for Tennessee recording tax purposes is _____.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Pennsylvania
County of Allegheny

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is 172,200.00 which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 1 day of December, 2022.

Affiant

Heather L. Burroughs
Print Name

Commonwealth of Pennsylvania - Notary Seal
MICHAEL J. WEBB, Notary Public
Allegheny County
My Commission Expires November 8, 2025
Commission Number 1290457

(Seal)

Notary Public

My commission expires:

Nov 8 2025

Michael J. Webb
Print Name

Exhibit-A

PARCEL 9:
THE FOLLOWING TRACT OF LAND SITUATED IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:
BEING LOT NO. 186B ON THE PLAN OF ZONE LOT DIVISION OF ALL LOTS OF PHASE ONE, CEDAR BLUFF SUBDIVISION, OF RECORD IN BOOK 6250, PAGES 386 AND 387, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
SAID LOT NO. 186B FRONTS 35.2 FEET ON THE EASTERLY MARGIN OF MACFIE DRIVE AND EXTENDS BACK 122.24 FEET ON THE NORTHERLY LINE AND 130.22 FEET ON THE BROKEN SOUTHERLY LINE IN THE REAR MEASURING 40.34 FEET THEREON.
BEING THE SAME PROPERTY CONVEYED TO EMERALD CREEK PROPERTIES BY CASH DEED FOR TENNESSEE FROM JULIAN CASTRO, THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, OF WASHINGTON, D.C. OF RECORD IN INSTRUMENT NO. 20141201-0109635 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED NOVEMBER 26, 2014 AND RECORDED ON DECEMBER 1, 2014.
COMMONLY KNOWN AS: 226 MACFIE DR., MADISON, TN 37115
TAX ID: 033 16 0 255.00
PRIOR INSTRUMENT REFERENCE: INSTRUMENT NUMBER 20141201-0109635

Tennessee Certification of Electronic Document

I, Heather L. Burroughs, 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 11/23/2022 (date of document).

Affiant Signature

12/01/2022
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 1 day of December, 2022.

Notary's Signature

MY COMMISSION EXPIRES: Nov 8 2025

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
MICHAEL J. WEBB, Notary Public
Allegheny County
My Commission Expires November 8, 2025
Commission Number 1290457