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

Karen Johnson Davidson County
Batch# 949576 DEEDWARR
12/08/2022 12:20:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20221208-0127999

ADDRESS NEW OWNER:
Yolanda Denise Rowe-Grafton
2603 Old Matthews Road
Nashville, Tennessee 37207

SEND TAX BILL TO:
First Community Mortgage, Inc.
275 Robert Rose Drive
Murfreesboro, Tennessee 37129

MORTGAGEE
First Community Mortgage, Inc.
275 Robert Rose Drive
Murfreesboro, Tennessee 37129

MAP 071
GROUP 01 0
PARCEL 162.00

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 **Yolanda Denise Rowe-Grafton, unmarried woman**, hereinafter called the "GRANTEE", her heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 121 on the Plan of Trinity Hills Village, Section III, First Addition, of record in Plat Book 4460, Page 14, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description of said Lot.

Being the same property conveyed to Anchored Capital LLC by Substitute Trustee's Deed from J. Phillip Jones, as Substitute Trustee for FMLS, Inc., Trustee, dated August 18, 2022 and filed of record August 30, 2022 in Instrument No. 20220830-0097742, 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 Trinity Hills Village, First Addition, of record in Book 4460, Page 14, said Register's Office.
3. Restrictive Covenants contained in instrument of record, Book 4509, Page 480, said Register's Office.
4. 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 2603 Old Matthews Road, Nashville, Tennessee 37207.

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 Yolanda Denise Rowe-Grafton, unmarried woman, her 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, her 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 7th day of December 2022.

Anchored Capital LLC., a Tennessee Limited Liability Company

By: Eric Sox, Managing Member

STATE OF Tennessee) TN
COUNTY OF Davidson) Williamson

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 7th day of December 2022.

NOTARY PUBLIC
My Commission Expires: My Commission Expires January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee) Tennessee
COUNTY OF Davidson) Williamson

The actual value or consideration, whichever is greater, for this transfer is $300,000.00.

AFFIANT

Subscribed and sworn to before me on this 7th day of December 2022.

NOTARY PUBLIC
My Commission Expires: 3-7-2023

STACY R. JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-7-2023

Certificate of Authenticity

I, Jameika Jones, 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 December 7, 2022.

Date

Jameika Jones

Affiant Signature

12/08/2022

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 8th day of December, 20 22.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____

Date

Notary's Seal (if on paper)