Karen Johnson Davidson County
Batch# 950838 DEEDWARR
12/13/2022 10:19:30 AM 3 pgs
Fees: $18.00 Taxes: $2,590.00
20221213-0129213

WARRANTY DEED

TIMOTHY LEMERT
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/03/2026
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS SEVEN HUNDRED THOUSAND DOLLARS AND NO CENTS ($700,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9th DAY OF DECEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/3/2026

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Nicholas Joseph Bockrath and Kathryn Anne Schecter (NAME)	**NEW OWNER** (NAME)	**133 02 0 317.00**
300 McCall Street Nashville, Tennessee 37211 (ADDRESS)	_____ (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 9th day of December, 2022, the undersigned, **MICHAEL C. ANDERSON, A SINGLE MAN OR WHOSE SPOUSE HAS NO INTEREST**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **NICHOLAS JOSEPH BOCKRATH AND KATHRYN ANNE SCHECTER, HUSBAND AND WIFE,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in the county of **DAVIDSON**, state of **TENNESSEE**, having an address of **300 MCCALL STREET, NASHVILLE, TENNESSEE 37211** and more particularly described as follows:

Tract 1: Land in Davidson County, Tennessee, Being Lot 49, as shown on the map entitled Nolen Heights, of record in Plat Book 332, Page 122, Register's Office for a more complete and accurate legal description.

Tract 2: Land in Davidson County, Tennessee, Being the Easterly one-half of Lot No. 48 on the map entitled Nolen Heights, of record in Plat Book 332, Page 122, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Michael C. Anderson, an unmarried man, by Warranty Deed from Elizabeth S. Pape and Christopher Martucci, wife and husband, of record in Instrument No. 20210709-0092653, in the Register's Office of Davidson County, Tennessee, dated July 08, 2021 and recorded on July 09, 2021.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 9th day of December, 2022.

GRANTOR: Michael C. Anderson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **MICHAEL C. ANDERSON**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 9th day of December, 2022.

Notary Public My Commission Expires

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 9th 2022.

Affiant Signature

12/9/2022
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 9 day of December, 2022.

Notary Public

Notary's Seal:

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY