Karen Johnson Davidson County
Batch# 952794 DEEDWARR
12/19/2022 09:32:38 AM 2 pgs
Fees: $13.00 Taxes: $1,073.00
20221219-0130649

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

ADDRESS NEW OWNER:
Alaysheia Goodhall
4849 Highlander Cv
Antioch, Tennessee 37013

SEND TAX BILL TO:
Mortgage Research Center, LLC
Veterans United Home Loans,
1400 Veterans United Drive
Columbia, Missouri 65203

MAP 163
GROUP 02 0 A
PARCEL 007.00

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 **Alaysheia Goodhall, a single 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:

Land in Davidson County, Tennessee, being Lot No. 170 on the Plan of Hickory Highland Place, Section 3, Phase 1, of record in Instrument No. 20031014-0151901, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Anchored Capital, LLC, by Successor Trustee's Deed from Robert S. Coleman, Jr, Successor Trustee for Wesley D. Turner, Trustee, dated September 14, 2022, and filed of record October 4, 2022 in Instrument No. 20221004-0109552, 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 Plan of Hickory Highland Place, Section 3, Phase 1, of record in Instrument No. 20031014-0151901, said Register's Office.
3. 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 4849 Highlander Cv, Antioch, Tennessee 37013.

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 Alaysheia Goodhall, a single 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 16th day of December 2022.

Anchored Capital, LLC., a Tennessee Limited Liability Company

EC Sox Member

By: Eric Sox, Managing Member

STATE OF Tennessee)
COUNTY OF Davidson)

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 16th 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)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $290,000.00.

Haphric Goodnall 12/16/22
AFFIANT

Subscribed and sworn to before me on this 16th day of December 2022.

NOTARY PUBLIC
My Commission Expires: 03-07-23

PIPER L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY