WARRANTY DEED

Karen Johnson Davidson County
Batch# 962367 DEEDWARR
01/19/2023 10:03:44 AM 2 pgs
Fees: $13.00 Taxes: $906.50

20230119-0004336

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF JANUARY, 2023.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

PATRICIA D. CAVITT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2026

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
ANAYANEEYA LLC	NEW OWNER	007-00-0-019.00
(NAME)	(NAME)	
100 Whistler Way		
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Timothy Waylon McInturff, married**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **ANAYANEEYA LLC, a Tennessee Limited Liability Company,**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows:

Beginning in the westerly right-of-way of Highway 41 (Springfield Highway) at the Southerly line of J.T. Kemper as recorded in Deed Book 1345, Page 690, RODC; thence along said right-of-way South 29 degrees 22 minutes 30 seconds East 32.90 feet; thence South 24 degrees 31 minutes 00 seconds 137.01 feet to the intersection of said Highway 41 and the Old Springfield Highway; thence along the said Old Springfield Highway South 17 degrees 16 minutes 107.59 feet to the Northerly line of the Methodist Church Property; thence, leaving said Old Springfield Highway South 78 degrees 53 minutes 40 seconds East 42.23 feet to the center of a creek and the Easterly line of said J.T. Kemper; thence generally with the center of said creek, North 36 degrees, 21 minutes, 20 seconds, West 123.60 feet; thence continuing with said creek, North 9 degrees, 36 minutes, 20 seconds West 86.50 feet; thence North 16 degrees, 21 minutes, 20 seconds West 65 feet to a Southerly line of said Kemper; thence along Kemper's line North 86 degrees, 23 minutes, 40 seconds East, 46.03 feet to the point of beginning.

Being the same property conveyed to Timothy Waylon McInturff, a married man by Warranty Deed from Andrew Buford and Jessica Buford, husband and wife, by deed dated May 1, 2020, filed of record on May 14, 2020, of record in Instrument No. 20200514-0050046, Register's Office for Davidson County, Tennessee.

The above-described property is the same property contained in the prior deed or as shown on the prior plats and no new survey is available.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. § 26-2-301, et seq., or other similar statute.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 8371 Old Springfield Pike, Goodlettsville, TN 37072

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. 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 18th day of January, 2023.

Timothy Waylon McInturff

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I, the undersigned, a Notary Public in and for the County and State aforesaid,, do hereby certify that Timothy Waylon McInturff, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 18th day of January, 2023.

Notary Public

My Commission Expires:

(SEAL)

