Karen Johnson Davidson County
Batch# 963332 DEEDWARR
01/23/2023 10:33:30 AM 3 pgs
Fees: $18.00 Taxes: $869.50
20230123-0005031

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-12424-2022

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Dickson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 day of JAN, 2023

NOTARY PUBLIC

My commission expires: 01/21/26

F W ROSE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES 01/21/2026

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Anchor Properties Group, Inc. 2422 Pollen Way Columbia, TN 38401	Same address as new owner	053-06-0B-043-00

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED THIRTY FIVE THOUSAND AND 00/100 Dollars ($235,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **OMNI FAMILY FOUNDATION, INC., A TENNESSEE CORPORATION**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **ANCHOR PROPERTIES GROUP, INC., A TENNESSEE CORPORATION**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 240, on the Plan of Phase 4-A, Waterford, of record in Book 7900, Page 596, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Omni Family Foundation, Inc., a Tennessee Corporation, from Omni Community Services, Inc., a Tennessee Corporation, by Quitclaim Deed dated 07/01/2021 and recorded 07/12/2021 in Instrument No. 20210712-0093106, Register's Office of said County.

Being the same property conveyed to Omni Community Services, Inc., from Stephen A. L. Richardson and wife, Margaret E. Richardson, by Warranty Deed dated 08/20/2009 and recorded 08/27/2009 in Instrument No. 20090827-0080541, Register's Office of said County.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is __ unimproved X___ improved property, known as: 2521 Park Green Lane, Old Hickory, TN 37138

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 20th day of January, 2023

GRANTOR(S)

Omni Family Foundation, Inc., a Tennessee Corporation

By: _____
Page Walley, Executive Director

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, a Notary Public, Page Walley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the Executive Director of Omni Family Foundation, Inc., and that she executed the within instrument for the purposes therein contained as said Executive Director on behalf or Omni Family Foundation, Inc.

WITNESS my hand and seal, this the 20th day of January 2023

_____
Notary Public

Bryant L. Grantham
Printed Notary Name

My commission expires: 6-1-2025

BRYANT L. GRANTHAM
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Jami K. Averwater, 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 1/20/23 (date of document).

Jami K. Averwater

Signature

1/23/23

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 23rd day of January, 2023.

Melody Lynn Carr

Notary's Signature

MY COMMISSION EXPIRES: 8-16-2025

Seal

