Karen Johnson Davidson County
Batch# 984205 DEEDWARR
03/23/2023 01:21:30 PM 3 pgs
Fees: $18.00 Taxes: $444.00
20230323-0021194

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $120,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 22nd day of March, 2023.

NOTARY PUBLIC

My commission expires:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 15, 2026
WILSON COUNTY

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Milton Anderson and Phyllis Anderson (NAME)	Milton Anderson and Phyllis Anderson (NAME)	096-05-0A-030.00 CO
211 Donelson Pike, Suite 110 (ADDRESS)	PO Box 148601 (ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Greg Carrell and Kathleen Carrell, husband and wife,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Milton Anderson and Phyllis Anderson, husband and wife**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. B-5M, on the Plan of Buildings A, B, C & D, Cameron Park Office Center, of record in Book 6200, page 49, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Cameron Park, a horizontal property regime established by Master Deed of record in Book 6297, page 851, as amended in Book 11710, page 523, and as Instrument Nos. 20140820-0075956, and 20150107-0001559, Register's Office.

Being the same property conveyed to BOCAR INVESTMENTS, by deed from H & H PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY, of record as Instrument No. 20020422-0049532, dated April 12, 2002, said Register's Office.

BOCAR INVESTMENTS, A PARTNERSHIP IN THE STATE OF TENNESSEE, further conveyed said property to GREG CARRELL AND KATHLEEN CARRELL, HUSBAND AND WIFE, by Quitclaim Deed of record as Instrument No. 20221118-0122842, dated October 31, 2022, said Register's Office.

This property is __unimproved _X_improved property known as: 211 Donelson Pike, Suite 110, Nashville, TN 37214.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered,

except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 22nd day of March, 2023.

Greg Carrell

Kathleen Carrell

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Greg Carrell and Kathleen Carrell, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of March, 2023.

Notary Public
My Commission Expires:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

Certificate of Authenticity

I, Celia Stewart-Rouse, 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 3/22/23.

Date

Celia Stewart-Rouse

Affiant Signature

3/22/23

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 22nd day of March, 20 23.

Notary's Signature

My Commission Expires: 4/22/23

Date

Notary's Seal

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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