Karen Johnson Davidson County
Batch# 1006810 DEEDWARR
05/23/2023 03:42:30 PM 4 pgs
Fees: $23.00 Taxes: $998.63
20230523-0038877

WARRANTY DEED

ASHLEE D. PAGE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22 DAY OF MAY, 2023.

Notary Public

MY COMMISSION EXPIRES: 9/7/2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anchor Properties Group, Inc	NEW OWNER	
(NAME)	(NAME)	05811006900
2422 POLLEN WAY	2422 POLLEN WAY	
(ADDRESS)	(ADDRESS)	
COLUMBIA, TN 38401	COLUMBIA, TN 38401	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Christine Ann Burnett and Earnest Lee Taylor Jr., heirs to the Estate of Joe Ann Taylor Cunningham** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Anchor Properties Group, Inc** , HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 134 on the Plan of Royal Hills, Section One, of record in Book 4675, Page 73, Register's Office for said County.

Said Lot 134 fronts 81 feet on the northerly side of Lunn Drive and runs back 227.26 feet on the westerly line to a point; thence in a southeastwardly direction 121.17 feet, a total distance of 243.58 feet on the easterly line to the point of beginning.

Being the same property conveyed to Joe Ann Taylor, unmarried, by virtue of that certain Warranty Deed dated July 25, 1984, and being of record at Book 6349, Page 372 in the Register's Office of Davidson County, Tennessee. Joe Ann Taylor having since been married was one and the same and also known as Joe Ann Taylor Cunningham. Her spouse Arthur Odell Cunningham, Sr. predeceased Joe Ann Taylor Cunningham, who deceased on January 2, 2023.

Probate case open at Docket No. 23P594 in the Seventh Circuit Court for Davidson County, Tennessee at Nashville, Probate Division. Will of record in said probate case establishes vesting for real property as Joe Ann Taylor Cunningham's siblings Christine Ann Burnett, and Earnest Lee Taylor, Jr.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee., and all other matters of record, including all items set out on any applicable plat of record.

This is improved unimproved x property, known as 3804 Lunn Dr. Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 19 day of May, 2023.

Earnest Lee Taylor Jr.

Earnest Lee Taylor Jr.

THE ESTATE OF JOE ANN TAYLOR CUNNINGHAM

Earnest Lee Taylor Jr.

Earnest Lee Taylor Jr., Executor

STATE OF ALABAMA
COUNTY OF Madison

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Earnest Lee Taylor Jr.** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 19 day of May, 2023.

DANA LEIGH THAMES SMITH
Notary Public
Alabama State at Large

Notary Public
My Commission Expires: 6/8/24

STATE OF ALABAMA
COUNTY OF Madison

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Earnest Lee Taylor Jr**, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Executor of THE ESTATE OF JOE ANN TAYLOR CUNNINGHAM and is authorized by THE ESTATE OF JOE ANN TAYLOR CUNNINGHAM, to execute this instrument on behalf of THE ESTATE OF JOE ANN TAYLOR CUNNINGHAM.

WITNESS my hand and official seal at office this 19 day of May, 2023.

DANA LEIGH THAMES SMITH
Notary Public
Alabama State at Large

Notary Public
My Commission Expires: 6/8/24

Witness my hand this 19 day of May, 2023.

Christine Ann Burnett

Christine Ann Burnett

CALIFORNIA NOTARY ACKNOWLEDGEMENT
(INDIVIDUAL)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

On May 19, 2023 before me, Charles Fisher, Notary Public (insert name and title of the officer), personally appeared Christine Ann Burnett, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Charles Fisher. (Seal)

CHARLES FISHER
Notary Public - California
Los Angeles County
Commission # 2348077
My Comm. Expires Feb 19, 2025

Certificate of Authenticity

I, Cari Allen, 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 May 19, 2023.

Affiant Signature

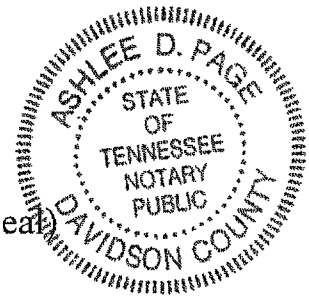
5-19-23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 19 day of May, 2023.

Notary's Signature

(Notary Seal)



My Commission Expires: 09/07/2026