Karen Johnson Davidson County
Batch# 1008663 DEEDWARR
05/30/2023 09 41 23 AM 2 pgs
Fees $13 00 Taxes $1,664 63
20230530-0040340

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

ADDRESS NEW OWNER
Benjamin J Ansell
3744 Moss Rose Drive
Nashville, Tennessee 37216

SEND TAX BILL TO
FirstBank
345 Hwy 46 S
P.O. Box 1257
Dickson, Tennessee 37056

MAP 073
GROUP 06 0
PARCEL 043 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

Benjamin J. Ansell, an unmarried man

hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit

Being all that certain land or lot as described in Davidson County, Tennessee as follows to-wit

Land in Davidson County, Tennessee, being Lot No 75 on Plan of Moss Rose Estates, of record in Book 4860, Page 112, Register's Office for Davidson County, Tennessee

Said Lot No 75 fronts 80 feet on the easterly margin of Moss Rose Drive and runs back 143 38 feet, more or less, on the northerly side lot line and 144 58 feet, more or less, on the southerly side lot line, to a line on the bank of the Cumberland River, being 80 feet, more or less, thereon

Being the same property conveyed to Anchored Capital LLC by Substitute Trustee's Deed from Mackie Wolf Zientz & Mann, P C , as Substitute Trustee for Old Republic, Trustee, dated August 5, 2022 and filed of record August 24, 2022 in Instrument No 20220824-0095554, 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 Moss Rose Estates, of record in Book 4860, Page 112, said Register's Office
3. Restrictive Covenants contained in instrument of record, Book 5039, Page 359, Book 5138, Page 644, Book 5311, Page 345, and Book 5910, Page 336, said Register's Office
4. The Plan of record in Book 4860, Page 112, said Register's Office, shows an owner's certificate, and a 30-foot building setback line from Moss Rose Drive
5. A 25-foot flood easement along the rear of the property recorded in Book 2195, Page 338, and Book 2197, page 213, said Register's Office
6. 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 3744 Moss Rose Drive, Nashville, Tennessee 37216

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 **Benjamin J. Ansell**, his 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, his 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 26th day of May 2023.

Anchored Capital, LLC, a Tennessee limited liability company

By: Member
Eric Sox, Member

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Eric Sox, Member** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Eric Sox, Member** of **Anchored Capital, LLC, a Tennessee limited liability company,** the within named bargainor, a Tennessee Limited Liability Company, and that he as such 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 Member

WITNESS my hand and official seal at office this 26th day of May 2023

NOTARY PUBLIC
My Commission Expires 03-09-27

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $449,900 00

AFFIANT

Subscribed and sworn to before me on this 26th day of May 2023

NOTARY PUBLIC
My Commission Expires 03-09-27

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY