Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-RF-23-259

This instrument prepared by
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number 1-20881-DJ

Karen Johnson Davidson County
Batch# 1009251 DEEDWARR
05/31/2023 09:47 06 AM 2 pgs
Fees $13 00 Taxes $1,661 30

20230531-0040841

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $449,000 00.

Affiant

KAREN BOSWELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/26/2025
DICKSON COUNTY

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

Notary Public
My Commission Expires. 2/26/2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Adam Di Scipo and Giovanni Di Scipio 259 Cathy Jo Drive Nashville, TN 37211	Same as new owner	133-12-0-137

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($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, **Anchor Properties Group, Inc., a Tennessee corporation**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Adam Di Scipio, an unmarried man and Giovanni Di Scipio, a married man** hereinafter called the Grantee(s), 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 all of Lot No. 98, Section Three, Valley View Meadows, according to survey and plat of same appearing of record in Book 3700, page 93, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Anchor Properties Group, Inc. by Warranty Deed from Jennifer Rose Evenson, an unmarried woman, dated October 19, 2022, recorded October 24, 2022, of record in Instrument No 20221024-0115354, Register's Office for Davidson County, Tennessee, and further, being the same property conveyed to Jennifer Rose Evenson, a widowed woman and the sole beneficiary of the Estate of Orland Edgar Evenson, dated January 24, 2021, recorded February 2, 2021, of record in Instrument No. 20210202-0014959, said Register's Office.

This is improved property located at. **259 Cathy Jo Drive, Nashville, TN 37211**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes, 2) all applicable zoning ordinances, 3) utility, sewer, drainage and other easements of record, 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of May, 2023.

GRANTOR

Anchor Properties Group, Inc., a Tennessee corporation

By: _____
Cristy A Booher, Vice President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Cristy A. Booher, Vice President the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they is the Vice President of Anchor Properties Group, Inc , the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

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

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Public
My Commission expires: 9-24-26