Karen Johnson Davidson County
Batch# 1011705 DEEDWARR
06/06/2023 10 22 43 AM 2 pgs
Fees $13 00 Taxes $2,127 50
20230606-0042807

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

ADDRESS NEW OWNER
Mitchell Gillard
716 Strickland Drive
Nashville, Tennessee 37206

SEND TAX BILL TO
The Huntington National Bank
P.O. Box 5072
Troy, Michigan 48007-572

MAP 082
GROUP 15 0A
PARCEL 716 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

Mitchell Gillard, 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

A certain condominium located in Davidson County, Tennessee, being Unit No 716, of 5th and Main Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq of the Tennessee Code Annotated, under the Master Deed establishing 5th and Main Condominiums of record in Instrument Number 20060630-0078751, as amended in Instrument No 20070104-0001656, Instrument No 20070424-0048607, Instrument No 20080411-0036927, Instrument No 20080512-0048553, Instrument No 20081120-0114262, Instrument No 20110921-0073283, Instrument No 20111129-0092827, Instrument No 20120409-0030284, Instrument No 20120820-0074741, Instrument No 20121017-0095419, Instrument No 20130911-0096032, and Instrument No 20140804-0069914, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof, said Unit being depicted on Exhibit B to said Master Deed, together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed

Being the same property conveyed to Anchored Capital LLC, by Trustee's Deed from Wilson & Associates, PLLC, as Successor Trustee for Rudy Title & Escrow, Trustee, dated April 25, 2022 and filed of record April 28, 2022 in Instrument No 20220428-0049285, 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 5th and Main Condominiums, 6th Amendment, of record in Master Deed, Instrument No 20060630-0078751, said Register's Office
3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No 20060630-0078750, said Register's Office
4. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No 20060630-0078751, as amended by

Instrument(s) of record in Instrument Nos 20070104-0001656, 20070424-0048607, 20080411-0036927, 20080512-0048553, 20081120-0114262, 20110921-0073283 and 20111129-0092827, said Register's Office

5 Storm Water Detention Agreement of record in Instrument No 20050623-0078082, said Register's Office

6 Restrictive Covenants contained of record in Book 10078, Page 364, Book 10169, Page 1, and Book 11625, Page 241, said Register's Office

7 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 716 Strickland Drive, Nashville, Tennessee 37206

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 **Mitchell Gillard, an unmarried man**, 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 5th day of June, 2023

Anchored Capital, LLC, a Tennessee limited liability company

Member

By 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 5th day of June, 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 $575,000 00

AFFIANT

Subscribed and sworn to before me on this 5th day of June, 2023

NOTARY PUBLIC
My Commission Expires 03-09-27

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY