WARRANTY DEED

Karen Johnson Davidson County
Batch# 1014034 DEEDWARR
06/12/2023 02 40 38 PM 2 pgs
Fees $13 00 Taxes $1,535 50

20230612-0044671

BS-CI-23-2433

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF JUNE, 2023

Notary Public

MY COMMISSION EXPIRES 07/09/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Anchor Properties Group Inc.	**New Owner**	
(NAME) **2422 POLLEN WAY**	(NAME)	**073-07-0-101 00**
(ADDRESS) **Columbia, TN 38401**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KENNETH HEATH,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANCHOR PROPERTIES GROUP INC.,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 500 on the Plan of Sunset View, Section 4 of record in Plat Book 2854, Page 63, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Daryl I Heath and wife, Luella M. Heath by Warranty deed from Luther A Armstrong and wife, Providence P. Armstrong of record in Book 3933, page 521, Register's Office for Davidson County, Tennessee, dated September 3, 1965 and recorded on September 10, 1965.

Said Luella M Heath died on September 13, 2021, vesting Daryl I Heath as surviving tenant

Said Daryl I Heath died testate on October 21, 2022 His interest in the property having vested at death in Kenneth D. Heath persuant to his duly probated Last Will and Testament filed for Probate in Case No. 23P255, Seventh Circuit Court (Probate Division) of Davidson County, Tennessee

This conveyance is subject to
- Taxes for the year 2023
- Subject to all matters shown on the Plan of record in Plat Book 2854, Page 63, Register's Office for Davidson County, Tennessee
- Restrictions of record in Book 2752, Page 594 and Book 2956, page 595, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **2433 Kimberly Drive, Nashville, Tennessee 37214**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 9th DAY OF JUNE, 2023.

Kenneth Heath

STATE OF ~~TENNESSEE~~ V-W Georgia
COUNTY OF ~~DAVIDSON~~ V-W Henry

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

Witness my hand and official seal, this the 9th of June, 2023

Valerie Williams
Notary Public
My Commission Expires 9-1-2024
(SEAL)

VALERIE WILLIAMS
Notary Public, Georgia
Clayton County
My Commission Expires
September 1, 2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212