Karen Johnson Davidson County
Batch# 1016684 DEEDWARR
06/20/2023 11:42:30 AM 3 pgs
Fees: $18.00 Taxes: $2,034.63
20230620-0046682

WARRANTY DEED

ED TIGNOR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TN
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $549,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 day of June, 2023.

Notary Public

MY COMMISSION EXPIRES: 4/26/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
John Phillip Anistranski	~~CMG Mortgage Inc dba CMG Home Loans~~ NEW OWNER	071-15-0-325.00
(NAME)	(NAME)	
1230 North 2nd Street	<---------------------	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20230973

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, I/we, **Pamela Masker, a single woman,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **John Phillip Anistranski, a single man**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows:

Being Lot No. 123 on the Plan of C.F. Sharpe & W.L. Horns 2nd Subdivision of Lindsley Property N.E. Nashville of record in Plat Book 161, page 53, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Pamela Masker, an unmarried woman by Warranty Deed from Bethany Avery (fka Bethany Davis) and Jonathan Avery, wife and husband, dated June 22, 2017 and filed of record in Instrument No. 20170623-0063214, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 1230 North 2nd Street, Nashville, TN 37207
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 16th day of June, 2023.

Pamela Masker

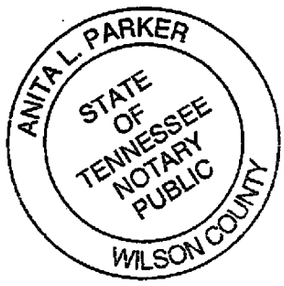
Pamela Masker

STATE OF Tennessee
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Pamela Masker, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th of June, 2023.

Notary Public
My Commission Expires: 4/26/26



Tennessee Certification of Electronic Document

I, Ed Tignor, 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 6/16/23 (date of document).

Affiant Signature

6/16/23

Date

State of TN

County of Wilson

Sworn to and subscribed before me on 6/16/23

Notary's Signature

MY COMMISSION EXPIRES: 7/6/2026

NOTARY'S SEAL

