Karen Johnson Davidson County
Batch# 1019487 DEEDWARR
06/27/2023 01 53 22 PM 2 pgs
Fees $13 00 Taxes $1,072 63
20230627-0048867

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

ADDRESS NEW OWNER:
Braxton Klett
3172 Lauren Evelyn Way
Nashville, Tennessee 37207

SEND TAX BILL TO:
Mortgage Research Center, LLC
DBA Veterans United Home Loans
107 Center Pointe Drive
Clarksville, Tennessee 37040

MAP 050
GROUP 11 0A
PARCEL 078.00

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

Braxton Klett, single 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:

Land in Davidson County, Tennessee, being known as Lot No. 78 as shown on the map entitled Timberwood Cluster Lot Development of record as Instrument Nos.: 20080211-0013669 through 20080211-0013671, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Anchored Capital, LLC, by Substitute Trustee's Deed from David G. Mangum, as Substitute Trustee for B. Anthony Saunders, Trustee, dated August 19, 2022 and filed of record August 30, 2022 in Instrument No. 20220830-0097743, 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 Timberwood Cluster Lot Division, of record in in Instrument No 20080211-0013669 through 20080211-0013771, 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 20080211-0013672, said Register's Office
4. Storm Water Detention Agreement of record in Instrument No 2007051-0051523, said Register's Office
5. 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 3172 Lauren Evelyn Way, Nashville, Tennessee 37207.

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 **Braxton Klett**, single 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 22nd day of June, 2023.

Anchored Capital, LLC., a Tennessee Limited Liability Company

Eric Sox

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 22nd day of June, 2023

NOTARY PUBLIC
My Commission Expires February 21, 2027

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $289,900 00

Eric Sox
AFFIANT

Subscribed and sworn to before me on this 22nd day of June, 2023

NOTARY PUBLIC
My Commission Expires February 21, 2027

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD