Karen Johnson Davidson County
Batch# 1071841 DEEDWARR
11/14/2023 04:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20231114-0088907

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-21778-DJ

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $350,000.00.

Affiant

Subscribed and sworn to before me, this the 8th day of November, 2023.

Notary Public
My Commission Expires: 05/02/2027

EMILY MATHENEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jack Freeman and Bailey Freeman 136 Hodge Court Nashville TN 37218	New Owner	058-11-0-118

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 **Jack Freeman and Bailey Freeman, husband and wife** 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. 158, Section 2, Royal Hills, according to survey and plat of same appearing of record in Book 4660, page 122, 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., a Tennessee corporation by Warranty Deed from LaDonna Michelle Hereford, an unmarried woman, dated August 1, 2023, recorded August 2, 2023, of record in Instrument No. 20230802-0059824, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **136 Hodge Court, Nashville, TN 37218**

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 8th day of November, 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, 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 she 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 8th day of November, 2023.

_____
Notary Public
My Commission expires: 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Kimberly Hollingshead, 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 11/8/2023.

Kimberly Hollingshead, Esq.

11/9/2023
Date

State of Tennessee
County of ~~Williamson~~ Davidson

Sworn to and subscribed before me this 9th day of November, 2023.

Notary Signature

My Commission Expires 05/03/2027

EMILY MATHENEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY