WARRANTY DEED

Karen Johnson Davidson County
Batch# 1081290 DEEDWARR
12/12/2023 02:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,067.45
20231212-0095774

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $288,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF DECEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

RANDI HARDISON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-06-2027

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Spencer Anderson	New American Funding, LLC,	048 00 0 188.00
(NAME)	(NAME)	
5118 Drakes Branch Road	14511 Myford Rd. #100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Tustin, CA 92780	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **PR Enterprise, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Spencer Anderson, a single person**, 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:

Land in the 13th, formerly the 23rd District of Davidson County, Tennessee, being part of Lot No. 9 on the plan of the Subdivision of W. J. Drake Lands of record in Minute Book "J," pages 396 and 397, County Court for said County, described according to a survey made by George W. Watkins, Surveyor, April 8, 1959, relating to a 33.5 acre tract and this being a part of the above described tract and according to a survey by James Brewer, September 4, 1973, as follows:

Beginning at an iron pipe in the southwest corner of the Kenneth B. Jones property of record in Book 2997, page 587; thence along a road South 76° east 308 feet to an iron pipe and a 14 inch Elm; thence North 16° 10' West 121 feet thence North 7° 10' West 131.5 feet to an iron pipe; thence South 89° 2' West 240 feet to an iron pipe; thence South 0° 45' West 36 feet; thence South 76° East 14 feet; thence South 0° 45' West 107 feet; thence North 76° East 14 feet; thence South 0° 45' West 20 feet to the point of beginning, containing 1.23 acres.

Being the same property conveyed to PR Enterprise, LLC, a Tennessee Limited Liability Company from Lloyd M. Morris, a single person by Warranty Deed dated May 1, 2019, and recorded on May 7, 2019, in Instrument No. 20190507-0042753, Register's Office for Davidson County, Tennessee.

The above-described property is the same property contained in the prior deed or as shown on the prior plats and no new survey is available.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 5118 Drakes Branch Road, Nashville, TN 37218

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. 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 11th day of December, 2023.

PR Enterprise, LLC
a Tennessee Limited Liability Company

BY: Robin Hawkins
Robin Hawkins, Manager

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Robin Hawkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Manager, and is authorized to execute the instrument on behalf of PR Enterprise, LLC, the within named bargainor, and that he/she as such Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by himself/herself as Manager.

Witness my hand and official seal, this the 11th day of December, 2023.

Notary Public
My Commission Expires:
(SEAL)

RANDY HARDISON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-06-2027

Certificate of Authenticity

I, Tonya Loftin, 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

December 11, 2023

Date

Tonya Loftin

Affiant Signature

December 12, 2023

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 12th day of December, 20 23.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____

Date

Notary's Seal (if on paper)