WARRANTY DEED

Karen Johnson Davidson County
Batch # 1101783 DEEDWARR
02/16/2024 10:09:00 AM 2 pgs
Fees: $13.00 Taxes: $740.00

20240216-0010799

T-TAG-24-2630

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF FEBRUARY, 2024.

JOSEPH WHITE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

MY COMMISSION EXPIRES: 4/27/2025 (AFFIX SEAL)

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)
Lever Realty, LLC	Lever Realty, LLC	
(NAME)	(NAME)	**081-10-0-043.00**
2630 Delk Avenue	102 Gilbert Valley Dr	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Lebanon TN 37090	
(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, **JOSH ANDERSON, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LEVER REALTY, LLC, A SOUTH CAROLINA LIMITED LIABILITY COMPANY,** 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. 25 on the Map of Section Two, Normal Heights, as of record in Book 2330, Page, 54, Register's Office for Davidson County, Tennessee.

Said Lot No. 25 front 50 feet on the northeasterly side of Delk Avenue and runs back between lines, 165.4 feet on the northwesterly line and 181.9 feet on the southeasterly line, to a dead line measuring 52.6 feet thereon.

Previous Quitclaim Deeds of record in Book 10926, page 911 and Instrument Number 20080324-0028937, Register's Office for Davidson County, Tennessee, both contain an error in referencing the Plat Book and Page as Book, 2300. Page 4, said Register's Office. The correct Plat Book and Page are referenced above.

Being the same property conveyed to Josh Anderson by Warranty Deed from Charles F. Sanders, Jr., married, and Karen Holloway, married, and Anthony Clopton, married, dated January 30, 2024 and recorded February 2, 2024 in Instrument No. 20240202-0007667, Register's Office of Davidson County, Tennessee.

THIS HAS NEVER BEEN A PRIMARY OR MARITAL RESIDENCE OF GRANTOR HEREIN.

This conveyance is subject to:
- Taxes for the year 2024 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2330, Pages 53 and 54, Register's Office for Davidson County, Tennessee.
- No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways.
- Any possible encroachment of house onto neighboring parcel, as shown on tax map.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2630 Delk Avenue, Nashville, Tennessee 37208**.

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 15th DAY OF FEBRUARY, 2024.

Josh Anderson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSH ANDERSON, 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 15th of February, 2024.

Notary Public
My Commission Expires: 03/09/2027
(SEAL)

BRIAN D. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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