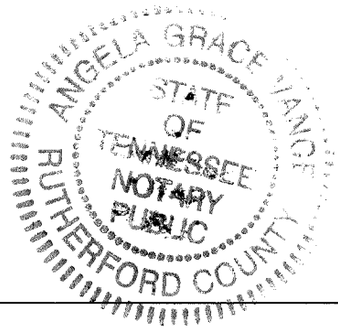
Karen Johnson Davidson County
Batch# 1112747 DEEDWARR
03/19/2024 11:16:30 AM 3 pgs
Fees: $18.00 Taxes: $3,145.00
20240319-0018885

WARRANTY DEED



STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $850000.00.

Affiant

Subscribed and sworn to me on 3/19/, 2024

NOTARY PUBLIC

My Commission Expires: 11.17.24

ORTALEKELLEY LAW FIRM

THIS INSTRUMENT WAS PREPARED BY:
(William H. Ball, Atty)
330 Commerce Street, Suite 110, Nashville, TN 37201
Our File #36746

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Alfred C. and Beauty E. Anthony	NEW OWNER	064-03-0B-023.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **John D. Craighead and Janice R. Craighead, husband and wife**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto **Alfred C. Anthony and Beauty E. Anthony, husband and wife,** hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 236 on the Plan of Phase One, Section 2, Revised Plat of Brandywine Pointe (a Planned Unit Development) of record in Book 7900, pages 170-172, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more completee description of the property.

Being all of the property conveyed to John D. Craighead and wife, Janice R. Craighead by Warranty Deed from Jere F. Luckey, unmarried dated December 4, 1992 and recorded on December 14, 1992 in Book 8813, page 91, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following: (i) 2024 property taxes and subsequent years taxes and assessments; (ii) restrictions, conditions, reservations, covenants, and easements of record; (iii) public rights of way, utility, and drainage easements; (iv) zoning and planning ordinances and regulations; (v) all matters shown on plats and plans of record; (vi) and health department regulations that may affect the property.

BEING ☐ **unimproved** ☒ **improved property known as:**

4116 Brandywine Pointe Boulevard, Old Hickory, TN 37138

(House Number) (Street) (City or Town) (State) (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, (or successors and representatives), forever, and GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns (or successors and representatives), to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, (or successors and representatives), 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 15th day of March, 2024.

JOHN D. CRAIGHEAD

JANICE R. CRAIGHEAD

STATE OF TENNESSEE, COUNTY OF WILLIAMSON

Before me personally appeared John D. Craighead and Janice R. Craighead to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal, this 15th day of March, 2024.

NOTARY PUBLIC

My Commission Expires: March 9, 2027

WILLIAM HUGHES BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Katie Smith, 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 3/15/24.

Date

Affiant Signature

3/19/24

Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 19 day of March, 2024.

Notary's Signature

My Commission Expires: 11/7/24

Notary's Seal (if on paper)

ANGELA GRACE VANCE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY