This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-22412-DJ

Karen Johnson Davidson County
Batch# 1116808 DEEDWARR
04/01/2024 10:03:30 AM 3 pgs
Fees: $18.00 Taxes: $1,853.70
20240401-0022161

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $501,000.00.

Affiant

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

Subscribed and sworn to before me, this the 29th day of March, 2024.

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Thomas D. Wahl and Peyton E. Wahl 1241 Vultee Blvd Nashville TN 37217	Pennymac Loan Services LLC, 3043 Townsgate Rd., Ste. 200, Westlake Village, CA 91361	120-01-0-103

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 **Thomas D. Wahl and Peyton E. Wahl, a married couple,** 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. 3, on the plan of Stardust Acres, according to survey and plat of same appearing of record in Book 1424, page 92, 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 Kevin Furness, unmarried, dated November 29, 2022, recorded November 30, 2022, of record in Instrument No. 20221130-0125501, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **1241 Vultee Boulevard, Nashville, TN 37217**

This conveyance is made subject to 1) Property taxes for the year 2024 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 29th day of March, 2024.

GRANTOR:

Anchor Properties Group, Inc., a Tennessee corporation

By: _____
Cristy A. Booher, Vice President / Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Cristy A. Booher, Vice President / Secretary 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 / Secretary 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 29th day of March, 2024.

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

_____
Notary Public
My Commission expires: 3/3/2025

202404010022161

True Copy Certification

I, **Tonya Cherry,** 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 this the 29 day of March, 2024.

Affiant Signature
Date 3-29-24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 29 day of March, 2024.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024