Karen Johnson
Batch # 1120070
04/08/2024 09:23:38 AM
Fees: $13.00 Taxes: $2,164.50

Davidson County
DEEDWARR
2 pgs

20240408-0024522

HILLARY D. SMITH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON (Notary Stamp)	STATE OF TENNESSEE COUNTY OF WILLIAMSON I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is Five Hundred Thousand and no/100 Dollars ($585,000.00) which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale. Melody Campbell Affiant Subscribed and sworn to before me, on this 5 day of ~~March~~ April, 2024. Hillary D. Smith Notary Public My commission expires: 1-30-2028

This Instrument Was Prepared By:
Wes Weigel, Attorney
Westcott Law PLLC
109 Westpark Drive, STE 230
Brentwood, TN 37027
(615) 794-8780

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Tax Identification
Abigail A. Romine and Benjamin J. Romine	SAME AS NEW OWNER	P/O 160-03-0-073.00
5315 Anchorage Drive		
Nashville, TN 37220		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Anchorage Duplex LLC, a Tennessee limited liability company**, "Grantor", has bargained and sold and by these presents does transfer and convey unto **Abigail A. Romine and Benjamin J. Romine**, married to each other, "Grantee", their heirs, successors and assigns, the following described real property located in Davidson County, Tennessee, being more particularly described as:

Land in the Sixth Civil District of Davidson County, Tennessee being Unit B as set forth in the Declaration of Covenants, Conditions and Restrictions for 5313 & 5315 Anchorage Drive, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20240326-0020981, Register's Office of Davidson County, Tennessee.

TOGETHER WITH an undivided share of the Common Elements that are appurtenant to such Unit, and all other rights, easements, and privileges appurtenant to such Unit, under the Declaration.

BEING a portion of the same property conveyed to ANCHORAGE DUPLEX LLC, a Tennessee limited liability company, by Quit Claim Deed from JEFF YOUNG, of record in Instrument No. 20230918-0072898, in the Register's

Office for Davidson County, Tennessee, dated September 12, 2023, and recorded on September 18, 2023.

BEING a portion of the same property conveyed to JEFF YOUNG, by Warranty Deed from JEFFREY DUSTIN MORPHIS and JENNIFER STARR HOBBS, individually and as Executors of the Estate of Barbara C. Newby, of record in Instrument No. 20230802-0059716, in the Register's Office for Davidson County, Tennessee, dated July 31, 2023, and recorded on August 2, 2023.

This is improved property identified as **5315 Anchorage Drive, Nashville, TN 37220.**

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto the said Grantees, their heirs, successors and assigns forever.

AND GRANTOR DOES COVENANT with the said Grantees that it is lawfully seized and possessed of said property in fee simple, has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except as follows: (1) Taxes and assessments for the year 2024 and subsequent years, not yet due and payable. (2) Restrictions, dedications, conditions, reservations, easements and other matters shown on the plan of Haileywood Estate, Section 8-A, as recorded in Book 2854, page 82, Register's Office of Davidson County, TN. (3) Declaration of Covenants, Conditions and Restrictions for 5313 & 5315 Anchorage Drive, a Horizontal Property Regime with Private Elements of record in Instrument Number 20240326-0020981, Register's Office of Davidson County, Tennessee.

AND GRANTOR DOES FURTHER COVENANT and bind itself, its successors and assigns, to warrant and forever defend the title to said property, to the said Grantees, their heirs, successors and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS my hand on this the 5 day of April, 2024.

Anchorage Duplex LLC,
a Tennessee limited liability company

By: _____
Name: Luke Porter
Its: Director

STATE OF TENNESSEE)
COUNTY OF WILLLIAMSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Luke Porter with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and upon oath acknowledged himself to be a Director of Anchorage Duplex LLC, a Tennessee limited liability company, and that as such Director, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said company.

Witness my hand, this the 5 day of April, 2024.

_____
NOTARY PUBLIC

HILLARY D. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Commission Expires: 1-30-2028