THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 240447377

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $340,000.00.

Affiant

Subscribed and sworn to before me, this 1st day of May, 2024.

Notary Public
My Commission Expires:

ABIGAIL WOODARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2028

Karen Johnson
Batch # 1130067
05/02/2024 11:14:13 AM
Fees: $13.00 Taxes: $1,258.00

Davidson County
DEEDWARR
2 pgs

20240502-0032205

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Anchor Properties Group, Inc. 2422 Pollen Way Columbia, TN 38401	New Owner	Tax Parcel ID No. 072 16 3K 001.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Carlos M. Smith, an unmarried person** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Anchor Properties Group, Inc.**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A, of Residences at 1417 Preston, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Residences at 1417 Preston, a Horizontal Property Regime, of record in Instrument Number 20200710-0075850, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a part of the same property conveyed to Carlos M. Smith, an unmarried person, by Warranty Deed from Citifinancial Mortgage Company, Inc., of record in Instrument No. 20030709-0094937, in the Register's Office of Davidson County, Tennessee, dated June 23, 2003, and recorded on July 09, 2003.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Rosebank Park, as recorded in Plat Book 1835, Page(s) 26.
Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20200710-0075850.
Covenants, Conditions and Restrictions as set forth in Building Restrictions recorded in Book 1907, Page 593.
Copies of the supporting documents have been hyperlinked for your convenience: SP-Abstract

This is improved property located at 1417 Preston Drive Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 1st day of May, 2024.

Carlos M Smith

Carlos M. Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Carlos M. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of May, 2024.

Notary Public
My Commission Expires: _____

