PREPARED BY (AND RETURN TO):
*Ivey Title, LLC*
104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
*Phone (615) 298-3312 - Fax (615) 292-8746*

Karen Johnson Davidson County
Batch # 1153828 DEEDWARR
07/02/2024 02:11:33 PM 2 pgs
Fees: $13.00 Taxes: $10,730.00
20240702-0049993

*Christy Wilkins Ivey* *Margaret H. Taylor*

Ivey Title, LLC Ref: (DL/CWI) Title No.: 63713
Dav. Co. File: Box 8

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| Jennifer D. Anderson<br>Scott A. Anderson<br>6532 Jocelyn Hollow Rd.<br>Nashville, TN 37205 | FAQ, LLC<br>4013 Copeland Dr.<br>Nashville, TN 37215 |

**TAX MAP PARCEL NUMBERS:** 11514001100

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$2,900,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **FAQ, LLC**, a limited liability company, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jennifer D. Anderson and Scott A. Anderson, wife and husband,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot No. 749 on the Plan of West Meade Farms, Inc., Section, VIII of record in Book 2331, pages 14 and 15, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to FAQ, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Gina Dunn Walker, married, George Michael Dunn, married, and Gina Renee Walker, Trustee of the George Dunn Family Trust, dated January 14, 2021 and recorded on January 19, 2021 of record in Instrument No. 20210119-0008078, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2024, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2331, pages 14 and 15, said Register's Office, which Plan shows a 100, foot minimum building setback line from Jocelyn Hollow Rd., and a 10 foot easement for public utility purposes along the northerly line of said lot. And a 65 foot minimum setback line from Grayson Drive. And a 2.5 X 20 foot utility anchor easement located on the southeasterly front corner of said lot. Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill of record in Instrument No. 20230124-0005430, said Register's Office.

**This is improved property, known as 6532 Jocelyn Hollow Road, Nashville, TN 37205**

**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, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 1st day of July, 2024.

**FAQ, LLC**
**By:**

**Mary Follin, Member**

**Preston Quirk, Member**

**State of** Tennessee

**County of** Davidson

Before me, the undersigned, personally appeared, **Mary Follin and Preston Quirk,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as **Members,** (or other officer authorized to execute this instrument) of **FAQ, LLC**, the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Davidson County Tennessee this the 1st day of July, 2024.

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

My Commission Expires: _____

Notary

**State of** Tennessee

**County of** Davidson

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $2,900,000.00.

Affiant

Sworn and subscribed before me this 1st day of July, 2024.

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

My Commission Expires: _____

Notary