Karen Johnson
Batch # 1163680
07/30/2024 09:51:54 AM
Fees: $13.00 Taxes: $554.63
Davidson County
DEEDWARR
2 pgs
20240730-0057447

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Integrity Real Investment LLC **3012 Wanamaker Trail** **Nolensville, TN 37135**	**SAME AS OWNER**	MAP **033 16 0 133.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum 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,

Anchored Capital LLC, a Tennessee Limited Liability Company

hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto

Integrity Real Investment LLC, a Tennessee Limited Liability Company,

hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 112-A on the Plan of Zone Lot Division of Primrose Meadows, Section Two of record in Plat Book 5200, page 666, amending Plat Book 4860, page 105 and amended in Book 5711, page 866, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description.

Being the same property conveyed to Anchored Capital LLC by Substitute Trustee's Deed from Brock & Scott, PLLC, as Substitute Trustee for Daniel L. Wischhof, Trustee, dated June 4, 2024 and filed of record June 17, 2024 in instrument NO. 20240617-0044855, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the following matters:

1. 2024 Taxes and all subsequent years not yet due and payable.
2. Matters shown on the recorded plat of Zone Lot Division of Primrose Meadows, of record in Plat Book 5200, Page 666, amending Plat Book 4860, Page 105 and amended in Book 5711, Page 866, said Register's Office.
3. Restrictive Covenants contained in instrument of record, Book 4737, Page 801 and Book 5039, Pages 481 and 484 and Book 6178, Page 600 and Book 7976, Page 410, said Register's Office.
4. Property is subject to any and all restrictions, easements, and conditions of record and/or not previously recorded in Register's Office for Davidson County.

This is improved property known as **1122 Nelson Drive, Madison, Tennessee 37115.**

Such an address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Integrity Real Investment LLC, a Tennessee Limited Liability Company, their heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has

a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said their heirs and assigns, their heirs and assigns, 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 our hands this the 26th day of July 2024.

Anchored Capital LLC, a Tennessee Limited Liability Company

Member

By: Eric Sox, Managing Member

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Eric Sox, Managing Member** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Managing Member of Anchored Capital LLC, a Tennessee Limited Liability Company,** the within named bargainor, a Tennessee Limited Liability Company, and that he as such Managing Member, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the a Tennessee Limited Liability Company as such Managing Member.

WITNESS my hand and official seal at office this 26th day of July 2024.

NOTARY PUBLIC
My Commission Expires: APR 2 2 2026

RACHEL L. HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $149,900.00.

AFFIANT

Subscribed and sworn to before me on this 26th day of July 2024.

NOTARY PUBLIC
My Commission Expires: APR 2 2 2026

RACHEL L. HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY