Karen Johnson Davidson County
Batch# 1166793 DEEDWARR
08/05/2024 03:26:30 PM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20240805-0059648

State of Tennessee
County of Sumner

The actual consideration or value, whichever is greater, for this transfer is $650,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of July, 2024.

Notary Public:
My Commission Expires:

DENNIS McGRATH
NOTARY PUBLIC
State of New Jersey
Commission # 2349482
My Comm. Expires Sep. 12, 2026

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Charles B. Booth and Virginia D. Booth 8473 Indian Hills Drive Nashville TN 37221	New Owner	155-10-0A-034.00 CO

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Analytical Sciences Marketing Group, LLC dba Annie Mac Private Equity Cash2Keys,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Charles B. Booth and Virginia D. Booth, husband and wife,** hereinafter called the Grantee(s), his/her/their 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. 86 on the Plan of Final Plat of McCrory Trace Estates of record in Plat Book 6900, Page(s) 720 through 723, inclusive, as corrected by Surveyor's Correction of record in Book 7825, Page 429, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Analytical Sciences Marketing Group, LLC dba Annie Mac Private Equity Cash2Keys, by Warranty Deed from David R. Kinnard and Sharon L. Kinnard, husband and wife, dated 7/1/2024 and recorded 7/8/2024 in Instrument No. 20240708-0050553, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

Subject to Declaration of Covenants, Conditions and Restrictions of record in Book 7241, Page 597; amended and restated in Book 7576, Page 846, Register's Office for Davidson County, Tennessee.

Subject to By-Laws of record in Book 7576, Page 831, Register's Office for Davidson County, Tennessee.

Subject to HOA Charter of record in Book 7576, Page 821, Register's Office for Davidson County, Tennessee

Subject to Conveyance of Common Areas in Book 7820, Page 342, as corrected in Book 8013, Page 698, Register's Office for Davidson County, Tennessee.

Subject to Easement to Harpeth Valley Utility District in Instrument Number 20021104-0134797, Register's Office for Davidson County, Tennessee.

Subject to all existing easements and all other matters shown on plat of record in Plat Book 6900, Pages 720-723, Register's Office for Davidson County, Tennessee.

Subject to Surveyor's Certificate of Correction in Book 7825, Page 429, Register's Office for Davidson County, Tennessee.

This is (__X__) improved (_____) unimproved property, known as: 8473 Indian Hills Drive, Nashville, TN 37221

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(s), his/her/their assigns forever. Grantor(s) covenant(s)

with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, 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 my/our hand(s) this the 30 day of July, 2024.

Analytical Sciences Marketing Group, LLC dba Annie Mac Private Equity Cash2Keys

BY: _____
Colleen Craig, Authorized Agent

State of New Jersey
County of Camden

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Colleen Craig, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged himself/herself/themselves to be the Authorized Agent of Analytical Sciences Marketing Group, LLC dba Annie Mac Private Equity Cash2Keys, and that as such Authorized Agent being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said Corporation.

Witness my hand and official seal, this 30 day of July, 2024.

Commission Expires: _____

Notary Public: _____

DENNIS McGRATH
NOTARY PUBLIC
State of New Jersey
Commission # 2349482
My Comm. Expires Sep. 12, 2026

Certificate of Authenticity

I, **Brenda Huntsman**, 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 7/31/24.

Date

Brenda Huntsman

Affiant Signature

8/5/24

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 5th day of August, 2024.

Notary's Signature

My Commission Expires: 6/20/28

Date

Notary's Seal (if on paper)

MICHELE SANFORD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY