This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-23201-DJ

Karen Johnson
Batch # 1174450
08/26/2024 10:12:03 AM
Fees: $13.00 Taxes: $1,476.30

Davidson County
DEEDWARR
2 pgs

20240826-0065371

STATE OF TENNESSEE
COUNTY OF Davidson

JODI JACKSON
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $399,000.00.

Nancy Enoch
Affiant

Subscribed and sworn to before me, this the 22nd day of August, 2024.

Notary Public
My Commission Expires: 10/4/27

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jason M. Spelbring 1307 Jones Avenue Nashville, TN 37207	NEW OWNER	071-16-0-045

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Anchor Properties Group, Inc., a Tennessee Corporation**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Jason M. Spelbring, an unmarried man**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being part of Lot No. 2 on the plan of A.B. Spain's Subdivision of the Lischey Garden, of record In Book 161, Page 116, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the east margin of Jones Avenue at the southwest corner of the property conveyed In Book 1644, page 60, said Register's Office; thence with Grammer's south line eastwardly 150 feet; thence southwardly 50 feet; thence westerly 150 feet to said margin of Jones Avenue; thence with Jones Avenue northwardly 50 feet to the point of beginning.

Included but Expressly Excluded from the above legal description as follows:

Right of way Acquisition

Beginning at a point in the existing right of way of Jones Ave., 16 feet right of station 12 plus 97.68 Project Thence; with the westerly right of way of Jones Ave., North 14 deg 06' 34" East, 49.98 feet to a point 16 feet right of station 13 plus 47.67 Project 01-R-05. Thence; leaving the easterly right of way of Jones Ave., South 75 deg 53' 26" East, 9 feet to a point; Thence; South 14 deg. 06' 34"

West to a point; Thence; North 75 deg. 53' 26" West, 9 feet to the point of beginning. Said portion of land contains 449.85 square feet, or .01 acres.

Temporary Construction Easement

Beginning at a point 25 feet right of station 12 plus 97.68 Project 01-R-05; thence; North 14 deg. 06' 34" East 49.98 feet to a point 25 feet right of station 13 plus 47.67 Project 01-R-05; Thence; South 75 deg. 53' 26" East, 20 feet to a point; Thence; South 14 deg. 06' 34" West, 49.98 feet to a point; Thence; North 75 deg 53' 26" West, 20 feet to the point of beginning. Said portion of land contains 999.67 square feet, or 0.023 acres.

Being all of the property conveyed to Anchor Properties Group, Inc., a Tennessee Corporation, by deed from Marshall Burkett, an unmarried man, of record in Instrument No. 20240503-0032657, Register's Office for Davidson County, Tennessee, dated May 1, 2024 and recorded on May 3, 2024.

This is improved property located at: **1307 Jones Avenue, Nashville, TN 37207**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 22nd day of August, 2024.

GRANTOR:

Anchor Properties Group, Inc.,
a Tennessee Corporation

By: _____
Jacob M. Booher, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jacob M. Booher, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the President of Anchor Properties Group, Inc., the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 22nd day of August, 2024.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My Commission expires: 3/3/26