Karen Johnson Davidson County
Batch# 1183814 DEEDWARR
09/20/2024 09:32:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20240920-0072972

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Address New Owner:	Send Tax Bills To: Same as Newowner	Map-Parcel No.:
Anchor Properties Group, Inc. 2422 Pollen Way Columbia TN 38401	Anchor Properties Group, Inc. **2422 Pollen Way** **Columbia, TN 38401**	072 10 0 124.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Sean Kovanda (aka Sean Kovonda), a married man** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Anchor Properties Group, Inc., a Tennessee Corporation**, ("Grantee") all of our/my right, title and interest in and to that certain real property known as 2833 Bronte Avenue, Nashville, TN 37216 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

Beginning at a point in the Westerly margin of Bronte Avenue, 297 feet Southerly from the South margin of Litton Avenue, the Southeast corner of the property conveyed to Floyd W Primrose of record in Book 967, Page 781, Register's Office for said County; thence Floyd W. Primrose's Southerly line, in a Westerly direction 115 feet, more or less, A.F. Primrose's original West boundary line; thence with said line Southerly 75 feet, more or less, to a point, thence Easterly 111 feet 6 inches, more or less, to the Westerly margin of Bronte Avenue, thence Northerly with the Westerly margin of said Avenue, 75 feet, more or less, to the point of beginning.

Being the same property conveyed to Sean Kovonda, an unmarried man, by deed from Bradford F. Bell, a married man, dated April 8, 2022 and of record in Instrument No. 20220418-0044294, in the Register's Office of Davidson County, Tennessee.

Emma Kovanda, spouse of the above named, Sean Kovanda, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, including any marital rights and homestead exemption.

This conveyance is subject to all restrictions, easements and planning documents of 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 GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said

GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

13th In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this ~~16th~~ day of September, 2024.

Sean Kovanda

Emma Kovanda

STATE OF TX
COUNTY OF TARRANT

On this 13 day of September, 2024, before me personally appeared Sean Kovanda and Emma Kovanda, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 13 day of September, 2024.

Notary Signature
My commission expires: 4.3.25

P. NEWLIN
My Notary ID # 126858024
Expires April 3, 2025

AFFIDAVIT OF VALUE

STATE OF)
COUNTY OF)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $300,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 16 day of September, 2024.

Notary Public
My commission expires: _____

D. HARDWICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **September 13, 2024**.

Date

D Hardwick

Affiant Signature

September 20, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **20th** day of **September**, 20**24**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026