Karen Johnson Davidson County
Batch# 1184581 DEEDWARRSP
09/23/2024 08:03:30 AM 5 pgs
Fees: $28.00 Taxes: $740.00
20240923-0073257

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204
37375-1 / BOX #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Anchor Properties TN, LLC ATTN: Jack Haynes 521 Arrowwood Drive Nashville, TN 37209	New Owner	10508003300

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Chad Chaffin** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **Anchor Properties TN, LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

> All of that certain real estate described in Exhibit A attached hereto and incorporated herein by this reference (the "Real Estate").
>
> Being the same property conveyed to Chad Chaffin by Warranty Deed dated September 3, 2021 from Participant Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20210907-0119493, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said Real Estate together with all the appurtenances and hereditaments thereunto belonging or in the anywise appertaining unto Grantee, its successors and assigns in fee simple forever. Grantor covenants that he is lawfully seized in fee and possessed of the Real Estate; that he has a good right to sell and convey the same; that the same is unencumbered, except for those liens, easements, encumbrances and exceptions listed in Exhibit B attached hereto and incorporated herein by reference; and Grantor does hereby covenant with Grantee that title to the Real Estate Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, the Grantor has executed this instrument this 20th day of September, 2024.

Chad Chaffin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Chad Chaffin, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 20th day of September, 2024.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 12/16/24

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $200,000.00.

Affiant

Subscribed and sworn to before me this 20th day of September, 2024.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 12/16/24

EXHIBIT A
Legal Description

Land in Davidson County, Tennessee, being part of Lot No. 32 on the Plan of the Old Fair Grounds, which plan is recorded in Plat book 21, page 116, Register's Office for Davidson County, Tennessee, as follows:

Beginning at a point on East Hill Street, 100 feet South from the Northwest corner of said Lot 32, running thence Southwardly with East Hill Street 50 feet to a point; thence, East 142 feet, more or less, to a point on the line of Lot 33; thence, with the line of Lot 33, North 50 feet to a point 100 feet from South Hill Street and thence West 142 feet, more or less, to the beginning.

EXHIBIT B
Permitted Encumbrances

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2024 and subsequent years, not yet due and payable. Map and Parcel 10508003300. The Grantor's portion of current year taxes have been paid at closing and the Grantee has assumed responsibility for the balance of current year taxes.

3. All matters as shown on the Plan of record in Plat Book 21, Page 116, Register's Office for Davidson County, Tennessee.

4. Easement for Sanitary Sewer and/or Storm Drainage, of record in Book 9487, Page 969, Register's Office for Davidson County, Tennessee.

I, John T. Cook, do hereby make oath that I am a licensed attorney and 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 20**, 2024.

John T. Cook, Esq.
Date: **September 20**, 2024

State of Tennessee
County of Davidson

Sworn to and subscribed before me this **September 20**, 2024.

Notary Public
My commission expires: 10/4/27

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY