# WARRANTY DEED

(SEAL)

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

Karen Johnson
Batch # 1188295
10/01/2024 10:34:22 AM
Fees: $13.00 Taxes: $4,854.40

Davidson County
DEEDWARR
2 pgs

20241001-0075890

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,312,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF September, 2024.

Notary Public
MY COMMISSION EXPIRES:

MACKENZIE BALTZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 03, 2025

File #24-TC-0920-P

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| Allison A. Henry | New Owner | |
| (NAME) | (NAME) | 118 06 0 041.00 |
| 920 Gale Lane | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37204 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

**DANE C. ANTHONY AND MAGGIE ANTHONY, TRUSTEES OF THE ANTHONY REVOCABLE LIVING TRUST DATED AUGUST 27, 2020,**

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

**ALLISON A. HENRY, UNMARRIED,**

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being the Westerly 108.2 feet of Lot No. 19 on the Map of a resubdivision of part of the Vaulx Land, not of record, described according to a survey made by Eric Drake, County Surveyor, October 23, 1964, as follows:

Beginning on the Northerly margin of Gale Avenue, at a point 575.9 feet east of the Easterly margin of Craig Avenue, said point being the corner of Lots Nos. 18 and 19; thence, with the line between said two lots, Northwardly 231 feet; thence, Eastwardly 108.02 feet to the Northwest corner of the property conveyed to Mary Craig Faulkner, by deed from W.N. Claud and wife, of record in Book 911, Page 89, Register's Office for said County; thence, with her Westerly line, southwardly 232 feet to the Northerly margin of Gale Avenue; thence, with same Westwardly 108.02 feet to the beginning.

Being the same property conveyed to Dane C. Anthony and Maggie Anthony, Trustees of the Anthony Revocable Living Trust, dated August 27, 2020, as tenants by the entireties, by Warranty Deed from Dane C. Anthony, and Maggie Anthony, husband and wife, of record in Instrument No. 20200827-0097457, in the Register's Office of Davidson County, Tennessee, dated August 27, 2020 and recorded on August 27, 2020.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION OF PART OF THE VAULX LAND, as recorded in Plat Book , Page(s) .
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument N0. 20111208-0095889.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **920 Gale Lane, Nashville, TN 37204**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 30th day of September, 2024.

The Anthony Revocable Living Trust dated August 27, 2020

By: _____
Dane C. Anthony, Trustee

By: _____
Maggie Anthony, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Dane C. Anthony and Maggie Anthony with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purpose therein contained, and who further acknowledged that they are the Trustees of The Anthony Revocable Living Trust dated August 27, 2020, and who further acknowledged that they are authorized by said Trust Agreement to execute the within instrument as Trustees of said Trust.

Witness my hand, at office, this 30th day of September, 2024.

_____
Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028