This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-23434-DJ

Karen Johnson Davidson County
Batch# 1193656 DEEDWARR
10/15/2024 12:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,224.70
20241015-0079853

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $331,000.00.

Affiant

Subscribed and sworn to before me, this the 11th day of October, 2024.

Notary Public
My Commission Expires: 3/26/2028

BRIA SAWYERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 3/26/2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Candelaria Coy Caal 635 Frankfort Drive Hermitage TN 37076	New Owner	075-08-0-110

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, **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 **Candelaria Coy Caal,** 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:

Land in Davidson County, Tennessee, being Lot No. 467 on the Plan of Section Eight, Tulip Grove of record in Plat Book 4660, Page 56, 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 all of the property conveyed to Anchor Properties Group, Inc., a Tennessee Corporation, by deed from Thomas W. Can Olst and wife, Phyllis R. Van Olst, of record in Instrument No. 20240318-0018524, Register's Office for Davidson County, Tennessee, dated March 15, 2024 and recorded on March 18, 2024.

This is improved property located at: **635 Frankfort Drive, Hermitage, TN 37076**

This conveyance is made subject to 1) Property taxes for the year 2025 a lien not yet due and payable. Taxes for the year 2024 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; 6) other matters of public record; and 7) Deed of Trust by Anchor Properties Group, Inc., a Tennessee corporation, trustor, to Midtown Title, LLC, trustee, for the benefit of Thomas W. VanOlst and wife, Phyllis R. VanOlst, beneficiary, to secure a note in the original amount of $285,000.00 secured thereby, dated March 15, 2024, and recorded on March 18, 2024, of record in Instrument No. 20240318-0018525, Register's Office for Davidson County, Tennessee.

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 11 day of October, 2024.

GRANTOR:

Anchor Properties Group, Inc.,
a Tennessee corporation

By: JMB PRESIDENT
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 11 day of October, 2024.

Notary Public
My Commission expires: 8/28/27

AYESHA MITCHELL
Notary Public, Georgia
Fulton County
My Commission Expires
August 28, 2027

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 10/11/24 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 10/11/24

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 11th **day of** October, 2024.

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

