WARRANTY DEED

Karen Johnson Davidson County
Batch# 1239663 DEEDWARR
02/21/2025 02:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,091.13
20250221-0013106

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $294,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF FEBRUARY, 2025.

Notary Public

MY COMMISSION EXPIRES: MARCH 2, 2025
(AFFIX SEAL)

JENNIFER JONES Notary Public At Large WILSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Legends Title Services, LLC
105 Industrial Drive, Suite 7
Mt. Juliet, TN 37122

File No.: 250005

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Donald L. Anthony, Jr and Kristin Canada-Anthony	Ally Bank	076-01-0-067.00
(NAME)	(NAME)	
604 Hidden Hill Drive	440 South Church Street	
(ADDRESS)	(ADDRESS)	
Hermitage TN 37076	Charlotte NC 28202-2028	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED NINETY-FOUR THOUSAND NINE HUNDRED AND NO/100 Dollars ($294,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, MAYRA WOLCOTT, FKA MAYRA LELLI, MARRIED, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO DONALD L. ANTHONY, JR AND KRISTIN CANADA-ANTHONY, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 109 on the Plan of Hidden Hill Subdivision, as shown in plat of record in Plat Book 4860, Page 43, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Mayra Lelli, unmarried by Warranty Deed from David S. Rodriguez of record in Instrument No. 20100528-0041378 Register's Office for Davidson County, Tennessee, dated May 27, 2010 and recorded on May 28, 2010.

This property is not the principal residence of Grantors, therefore their spouses do not have to join in

unimproved ☐
This is improved ☒ property, known as 604 Hidden Hill Drive, Hermitage, TN 37076
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 our hands this 12th day of February, 2025.

Mayra Wolcott

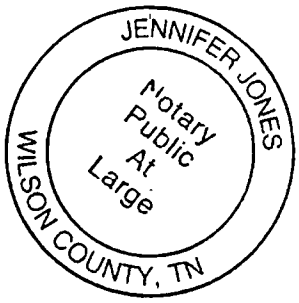
Mayra Wolcott

STATE OF TENNESSEE
COUNTY OF WILSON

Signed and sworn to before me the 12th of February, 2025, by Mayra Wolcott, 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 (or person's) free act and deed.

Notary Public

Affix stamp/seal:



CERTIFICATE OF AUTHENTICITY

I, Jennifer Jones, do hereby make oath that I am the custodian of the original version of the electronic 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

February 21 2025

Affiant Signature

Date: 2.21.25

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 21 day of February 20 25

Notary Signature

My Commission Expires

TAMMY SEXTON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
04/22/2028
WILSON COUNTY