WARRANTY DEED

Karen Johnson Davidson County
Batch# 1273959 DEEDWARR
05/16/2025 06:50:30 AM 3 pgs
Fees: $18.00 Taxes: $2,016.50
20250516-0038502

File #25-PA-0717-R

(SEAL)

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $545,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF May, 2025.

Notary Public
MY COMMISSION EXPIRES:

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)
Michael Poe	**Freedom Mortgage Corporation**	
(NAME)	(NAME)	**060 00 0A 008.00**
717 Arbor Trace Circle	**951 Yamato Road, Suite 175**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	**Boca Raton, FL 33431**	
(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,

CHRISTIAN D. ANDERSON, A MARRIED PERSON,

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

MICHAEL POE, A SINGLE PERSON,

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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 8 of MAGNOLIA EAST, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing MANGOLIA EAST, a Horizontal Property Regime, of record in Instrument No. 20160726-0076751, as amended in Instrument No. 20161013-0108361, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit C to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Christian D. Anderson, an unmarried person, by Warranty from CAM Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20191118-0118767, in the Register's Office of Davidson County, Tennessee, dated November 15, 2019 and recorded on November 18, 2019.

*Christian D Anderson having since married

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of William Phillips' Land, as recorded in Plat Book 57, Page(s) 21.

*Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Mangolia East Condominium of record in Instrument No. 20160726-0076751, as amended in Instrument No. 20161013-0108361; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

*Charter of Magnolia East Homeowner's Association, Inc. of record in Instrument Number 20160801-0078835, in the Register's Office for Davidson County, Tennessee.

*Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20151016-0105367, in the Register's Office for Davidson County, Tennessee.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **717 Arbor Trace Circle, Nashville, TN 37207**.

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 13th day of May, 2025.

Christian D. Anderson

Katelyn Elizabeth Anderson

***KATELYN ELIZABETH ANDERSON**, spouse of **CHRISTIAN D ANDERSON**, joins in the execution of this instrument for the purpose of conveying any and all marital interest **KATELYN ELIZABETH ANDERSON** may have in the above-described real property.*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of May, 2025, before me personally appeared Christian D. Anderson, 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 13th day of May, 2025.

Notary Signature
My commission expires:

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of May, 2025, before me personally appeared Katelyn Elizabeth Anderson, 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 13th day of May, 2025.

Notary Signature
My commission expires:

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

True Copy Certification

I, **Pam Autry,** 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 this the 13 day of May, 2025.

Affiant Signature

Date 5/15/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 15 day of May, 2025.

Notary's Signature

MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027