Karen Johnson
Batch # 1276036
05/21/2025 10 51 43 AM
Fees $13 00 Taxes $1,257 63

Davidson County
DEEDWARR
2 pgs

20250521-0039997

This Instrument Prepared By
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER	SEND TAX BILL TO	MAP & PARCEL
Eber Eduardo Gomez **Eric Abel Gomez** **Do Meh** **3440 Country Way Road** **Antioch, Tennessee 37013**	**Ameris Bank** **1000 Corporate Centre Dive** **Franklin, Tennessee 37067**	MAP **150** GROUP **07 0** PARCEL **498.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged,

Anchored Capital, LLC, a Tennessee limited liability company

hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto

Eber Eduardo Gomez, and Eric Abel Gomez, and Do Meh,
All Single Persons, as joint tenants in common with rights of survivorship,

hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 577, Towne Village of the Country, Section Five, as shown on plat of record in Plat Book 6250, pages 783 and 784, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a complete and accurate legal description.

Being the same property conveyed to Anchored Capital LLC by Substitute Trustee's Deed from Western Progressive - Tennessee, Inc., as Substitute Trustee for Wesley D. Turner, Trustee, dated September 19, 2024 and filed of record October 1, 2024 as Instrument No. 20241001-0075844, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the following matters:

1. 2025 Taxes and all subsequent years not yet due and payable
2. Matters shown on the recorded plat of Towne Village of the Country, of record as Plat Book 6250, pages 783-784, said Register's Office
3. Property is subject to any and all restrictions, easements, and conditions of record and/or not previously recorded in Register's Office for Davidson County

This is improved property known as **3440 Country Way Road, Antioch, Tennessee 37013**.

Such an address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **Eber Eduardo Gomez, Eric Abel Gomez and Do Meh, All Single Persons, as joint tenants in common with rights of survivorship,** their heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEES that it is lawfully

seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said their heirs and assigns, 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 the 15th day of May 2025

Anchored Capital, LLC, a Tennessee limited liability company

By: Eric Sox, Managing Member

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Eric Sox, Managing Member** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Eric Sox, Managing Member** of **Anchored Capital, LLC, a Tennessee limited liability company,** the within named bargainor, a Tennessee Limited Liability Company, and that he as such Managing Member, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the Tennessee Limited Liability Company as such Managing Member

WITNESS my hand and official seal at office this 15th day of May 2025

NOTARY PUBLIC
My Commission Expires February 21, 2027

February 21, 2027

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $339,900 00

Eber Eduardo Gomez
AFFIANT

Subscribed and sworn to before me on this 15th day of May 2025

NOTARY PUBLIC
My Commission Expires. 1-22-2029

EDWARD FARIA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY