This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1278660 DEEDWARR
05/29/2025 10:27:30 AM 3 pgs
Fees: $18.00 Taxes: $825.10
20250529-0042092

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $223,000

Affiant Signature

Subscribed and sworn to before me on this the 28 Day of May, 2025.

Notary Public
My Commission expires 1/25/26

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

NAME AND ADDRESS OF PROPERTY OWNER:
Ananta Investors, LLC
2700 Sulphur Springs Drive,
Clarksville, TN 37043
SEND TAX BILLS TO:
Ananta Investors, LLC
2700 Sulphur Springs Drive,
Clarksville, TN 37043
MAP AND PARCEL NUMBER: 14909016200

WARRANTY DEED
25NT00649

Effective the 28 Day of May, 2025 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Hugh H. Lankford, widower, as surviving tenant by the entirety

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Ananta Investors, LLC

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 51, on the Plat of Barclay Square, Section 3, of record in Plat Book 4675, page 154, Register's Office for said County.

Being the same property conveyed to Hugh H. Lankford and wife, Shirley R. Lankford from Randall Phillips Builders, Inc., by Warranty Deed dated 12/16/1976 and recorded 12/20/1976 in Book 5098, page 607, Register's Office of said County. Shirley Lankford died 12/25/2016, leaving Hugh H. Lankford as surviving tenant by the entirety.

This is an improved property commonly known as: 4764 Apollo Dr, Antioch, TN 37013

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 28 day of May, 2025

Hugh H. Lankford

Hugh H. Lankford

State of TN)
County of Rutherford

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Hugh H. Lankford** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public
My Commission expires: 7 / 3 / 28.

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 5/28/2025 (date of document).

Affiant Signature

5/28/2025
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 28 of May, 2025

(SEAL)

ED HUNSBERGER
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary's Signature
My Commission Expires: 1/25/26