Karen Johnson Davidson County
Batch# 1285547 DEEDWARR
06/18/2025 09:12:30 AM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20250618-0047878

WARRANTY DEED

File No. BC-25-403

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of June, 2025

April Sumrld
Notary Public

MY COMMISSION EXPIRES: 12·19·2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lux Title & Escrow, LLC, 1201A 7th Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Madison Rae Anthony and Bear Anthony	Alcova Mortgage, LLC	
(NAME)	(NAME)	
700 Barbara Drive	308 Market St. SE	051-03-0-098.00
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Roanoke, VA 24011	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DAVID C. FIELDS AND ANNA M. FIELDS, HUSBAND AND WIFE** , HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MADISON RAE ANTHONY AND BEAR ANTHONY, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE, 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. 90 on the Plan of Section Two, Pleasant Aces of record in Plat Book 2133, Page 75, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point on the Westerly margin of Freywood Drive at the common corner of Lots 89 and 90; thence with the line between said lots Northwesterly 135.45 feet to a point, a corner of Lot No. 91; thence with the line between lots 90 and 91, Southwesterly 125 feet to the Northerly margin of Barbara Drive; thence with the margin of said Drive, Southwardly 100 feet to the beginning of a curve; thence along said curve; Eastwardly 32.5 feet to a point on the Westerly margin of Freywood Drive; thence with the margin of said Drive, Northeastwardly 122 feet to the beginning.

Being the same property conveyed to David C. Fields and Anna M. Fields, husband and wife by Warranty Deed from Property Help, LLC, a Tennessee limited liability company of record in Instrument No. 20181011-0101034 Register's Office for Davidson County, Tennessee, dated October 09, 2018 and recorded on October 11, 2018.

This is property more commonly known as 700 Barbara Drive, Madison, TN 37115.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, 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. 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 hand this 13th day of June, 2025.

David C. Fields

Anna M. Fields

STATE OF North Carolina
COUNTY OF Lincoln

On this 13th day of June, 2025, before me personally appeared David C. Fields and Anna M. Fields, 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 June, 2025.

Notary Signature
My commission expires: 10/30/28

ARNOLD HOWARD JACKSON
Notary Public, North Carolina
Lincoln County
My Commission Expires
October 30, 2028

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 June 13. 2025.

Affiant Signature

17th day of June, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17th day of June, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028