WARRANTY DEED

Karen Johnson Davidson County
Batch# 1297005 DEEDWARR
07/14/2025 08:21:30 AM 3 pgs
Fees: $18.00 Taxes: $3,293.00
20250714-0054997

File No. DH-25-9946

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $890,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of July, 2025

Notary Public

MY COMMISSION EXPIRES: 10/10/2026

(AFFIX SEAL)

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Benjamin Carl Tyson and Katherine Rose Tyson	**Same as New Owner**	
(NAME)	(NAME)	072-10-0-124.00
2833 Bronte Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, **Anchor Properties Group Inc, a Tennessee Corporation,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Benjamin Carl Tyson and Katherine Rose Tyson, husband and wife,** 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, described as follows:

Beginning at a point in the Westerly margin of Bronte Avenue, 297 feet Southerly from the South margin of Litton Avenue, the Southeast corner of the property conveyed to Floyd W. Primrose and wife by deed from A.F. Primrose of record in Book 967, Page 781, Register's Office for said County; thence Floyd W. Primrose's Southerly line, in a Westerly direction 115 feet, more or less, A.F. Primrose's original West boundary line; thence with said line Southerly 75 feet, more or less, to a point; thence Easterly 111 feet 6 inches, more or less, to the Westerly margin of Bronte Avenue; thence Northerly with the Westerly margin of said Avenue, 75 feet, more or less, to the point of beginning.

Being the same property conveyed to Anchor Properties Group, Inc., a Tennessee corporation by General Warranty Deed from Sean Kovanda (aka Sean Kovonda), an married man, dated September 13, 2024 and recorded September 20, 2024 in Instrument No. 20240920-0072971, Register's Office of Davidson County, Tennessee.

This is property more commonly known as 2833 Bronte Avenue, Nashville, TN 37216.

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 my/our hand this 11th day of July, 2025.

Anchor Properties Group Inc, a Tennessee Corporation

By: _____
Jacob M. Booher, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a notary public of the state and county mentioned, personally appeared Jacob M. Booher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President of Anchor Properties Group Inc, the within named bargainor, a Tennessee Corporation, and that such Jacob M. Booher, as such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as President.

Witness my hand and seal, at office in Franklin, TN, this 11th day of July, 2025.

_____
Notary Signature

My commission expires: 10/10/26

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

After recording, return to:
Magnolia Title and Escrow, Inc

Certificate of Authenticity

I, D. Hardwick, 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 **July 11, 2025**.

Date

D. Hardwick

Affiant Signature

July 11, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **11th** day of **July**, 20**25**.

Notary's Signature

My Commission Expires: May 8, 2028

Date

Notary's Seal (if on paper)

