39B

WARRANTY DEED

Karen Johnson
Batch # 1305036
08/01/2025 12 19 21 PM
Fees $13 00 Taxes $3,818 40
20250801-0061169

Davidson County
DEEDWARR
2 pgs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,032,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of July, 2025

Notary Public

MY COMMISSION EXPIRES 5/3/2028

(AFFIX SEAL)

ANGELA ROBINSON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

File No . RES 25-4600-B

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave , Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Courtney Blayke Gibson Anerin and Chipta Mulyana Anerin	Synovus Bank	091 16 0 123.00
(NAME) 4600 Dakota Ave Nashville, TN 37209	(NAME) 800 Shades Creek Parkway Birmingham, AL 35209	
(ADDRESS)	(ADDRESS)	

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 considerations, the receipt of which is hereby acknowledged, I/WE, **MARC MADDOX AND JENNA MADDOX, HUSBAND AND WIFE**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **COURTNEY BLAYKE GIBSON ANERIN AND CHIPTA MULYANA ANERIN, WIFE AND HUSBAND**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being the westerly 35 feet of Lot No 501 and the easterly 40 feet of Lot No. 503 of Block No 24 on the Plan of the Charlotte Park Addition to West Nashville, as of record in Plat Book 57, Pages 102 & 103, Register's Office of Davidson County, Tennessee.

Said westerly part of Lot No. 501 and the easterly part of Lot No. 503 front together 75 feet on the northerly side of Dakota Avenue, formerly 4th Avenue, and run back between parallel lines with the westerly margin of 46th Avenue, North, as widened, 150 feet to an alley.

Being the same property conveyed to Marc Jason Maddox and Jenna Maddox, husband and wife, from Judson Smith, unmarried, by Warranty Deed dated November 5, 2019, recorded November 12, 2019, in Instrument No 20191112-0116189, in the Register's Office of Davidson County, Tennessee

Further being the same property conveyed to Marc Maddox and Jenna Maddox, husband and wife, from Marc Maddox, who acquired title as Marc Jason Maddox and Jenna Maddox, husband and wife, by Quitclaim Deed dated October 4, 2023, recorded October 12, 2023, in Instrument No 20231012-0080077, in the Register's Office of Davidson County, Tennessee

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s), 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations

This is **improved** property, known as 4600 Dakota Avenue, Nashville, TN 37209
(House Number) (Street) (City or Town) (State) (Postal Zip)

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 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 29th day of July, 2025.

Marc Maddox

Jenna Maddox

STATE OF FLORIDA
COUNTY OF COLLIER

On this 29th day of July, 2025, before me personally appeared Marc Maddox and Jenna Maddox, 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 29th day of July, 2025.

Melissa Armstrong
Notary Signature
My commission expires. 08/26/2028

NOTARY PUBLIC STATE OF FLORIDA
Melissa Armstrong
Commission # HH 693138
Commission Expires 08-26-2028
Bonded Through - Cynanotary
Florida - Notary Public

RETURN TO:

Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210
(615) 515-7171