Karen Johnson
Batch # 1307320
08/11/2025 12:57:06 PM
Fees: $13.00 Taxes: $647.13
Davidson County
DEEDWARR
2 pgs
20250811-0063624

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

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Mark Thayer Anderson **214 Old Hickory Blvd** **Unit 125** **Nashville, Tennessee 37221**	**DAS Acquisition Company,** **12140 Woodcrest Executive Drive** **St. Louis, Missouri 63141**	MAP **142** GROUP **04 0A** PARCEL **125.00**

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,

New Growth Properties LLC, a Tennessee Limited Liability Company

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

Mark Thayer Anderson, a single man,

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:

A certain Condominium Apartment in Davidson County, Tennessee, being unit No. 125 on the plan of Belle Forest Condominium Apartments, of record in Book 5200, Page 167, Register's Office for said County, which plan and record thereof are incorporated herein and made a part by reference.

Being the same property conveyed to Eric Sox by Substitute Trustee's Deed from Larry D. Craig, as Substitute Trustee for Hugh M. Queener, Trustee, dated August 15, 2012 and filed of record August 17, 2012 as instrument No. 20120817-0073894, Register's Office for Davidson County, Tennessee. Further conveyed by Quitclaim Deed to Creating Roads LLC, a Tennessee Limited Liability Company, dated August 26, 2012 and filed of record August 29, 2012 as Instrument No. 20120829-0077953, said Register's Office. And further conveyed by Quitclaim Deed to New Growth Properties LLC, a Limited Liability Company, dated January 1, 2018 as Instrument No. 20180220-0015638, said Register's Office.

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 Belle Forest Condominium Apartments, of record in Plat Book 5200, page 167, said Register's Office.
3. Master Deed/By-Laws of record in Book 5438, pages 699 & 742 and amended in Book 6082, page 866, said Register's Office.
4. 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 **214 Old Hickory Blvd Unit 125, Nashville, Tennessee 37221.**

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 **Mark Thayer Anderson, a single man**, 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 11th day of August 2025.

New Growth Properties LLC, a Tennessee Limited Liability Company

E Sox

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 **New Growth Properties LLC**, 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 11th day of August 2025.

NOTARY PUBLIC
My Commission Expires: 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 $174,900.00.

Mark Thayer Anderson

AFFIANT

Subscribed and sworn to before me on this 11th day of August 2025.

Edward Faria

NOTARY PUBLIC
My Commission Expires: 1-22-2029

EDWARD FARIA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY