Name and Address of New Owner:
Anchor House Properties LLC
1022 Lullwater Rd NE
Atlanta, GA 30307
Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1369552 DEEDWARR
01/14/2026 09:06:30 AM 3 pgs
Fees: $18.00 Taxes: $3,461.35
20260114-0003294

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 105013C00200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Stephen Thomas Power and Claudia Alejandra Laguzzi, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Anchor House Properties LLC, a Tennessee Limited Liability Company**, "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit B, 1506 Edgehill Avenue Townhomes, as shown in the Declaration of Covenants, Conditions and Restrictions for 1506 Edgehill Avenue Townhomes of record in Instrument Number 201703150025190, in the Registers Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Stephen Thomas Power and Claudia Alejandra Laguzzi, husband and wife by Warranty Deed from Beata E. Matthews, a single woman, dated March 24, 2021, of record in Instrument No. 20210326-0039925, Registers Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2026 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 1504 Edgehill Avenue, Nashville, TN 37212

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

NotaryCam Doc ID: e3b85fd5-eafa-41a2-b13b-1f6505c19728

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 10 day of January, 2026.

ANA MARGARITA MARTINEZ
Notary ID #132642407
My Commission Expires
October 11, 2028

Stephen Thomas Power (SEAL)
Stephen Thomas Power

Claudia Laguzzi (SEAL)
Claudia Laguzzi

STATE OF Texas
COUNTY OF Harris

On this 10 day of January, 2026, before me personally appeared Stephen Thomas Power and Claudia Laguzzi, 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 10 day of January, 2026.

Completed via Remote Online Notarization using 2 way Audio/Video technology.

Notary Signature
My commission expires: 10/11/2028

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $935,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 13 day of January, 2026.

Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

NotaryCam Doc ID: e3b85fd5-eafa-41a2-b13b-1f6505c19728

True Copy Certification

I, **Tammy Carney,** 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 this the 10 day of January, 2026.

Affiant Signature
Date 1.13.26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 13 day of January, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

