Karen Johnson Davidson County
Batch# 1369688 DEEDWARR
01/14/2026 01:47:30 PM 3 pgs
Fees: $18.00 Taxes: $2,582.60
20260114-0003453

# WARRANTY DEED

MARY KATHRYNE LAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/09/2026
DAVIDSON COUNTY

File No. CR-25-12128

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $698,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of January, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

**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 |
|---|---|---|
| Edward Voelker, IV and Jillian Voelker | New Owner | |
| (NAME) | (NAME) | 073-07-0-101.00 |
| 2433 Kimberly Drive | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37214 | | |
| (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 Tennesseee Corporation,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Edward Voelker, IV and Jillian Voelker, 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, being Lot No. 500 on the Plan of Sunset View, Section 4 of record in Plat Book 2854, Page 63, in the Register's 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 Daryl I. Heath and wife, Luella M. Heath by Warranty deed from Luther A. Armstrong and wife, Providence P. Armstrong of record in Book 3933, page 521, Register's Office for Davidson County, Tennessee, dated September 3, 1965 and recorded on September 10, 1965.**

**Said Luella M. Heath died on September 13, 2021, vesting Daryl I. Heath as surviving tenant.**

**Said Daryl I. Heath died on October 21, 2022, leaving Last Will and Testament filed for Probate in Case No. 23P255, Seventh Circuit Court (Probate Division) of Davidson County, Tennessee.**

**Being the same property conveyed to Anchor Properties Group Inc by Warranty Deed from Kenneth Heath of record in Instrument No. 20230612-0044671 Register's Office for Davidson County, Tennessee, dated June 09, 2023 and recorded on June 12, 2023.**

**This is property more commonly known as 2433 Kimberly Drive, Nashville, TN 37214.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 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 14th day of January, 2026.

Anchor Properties Group Inc., a Tennessee Corporation

By:_____
Cristy A. Booher, Incorporator

By:_____
Jacob M. Booher, Incorporator

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, Mary Kathryne Lawson of the state and county mentioned, personally appeared Cristy A. Booher and Jacob M. Booher, Incorporators of Anchor Properties Group Inc., 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 Incorporator and Incorporator of Anchor Properties Group Inc., the within named bargainor, a Corporation, and that such Cristy A. Booher and Jacob M. Booher, Incorporators of Anchor Properties Group Inc. as such Incorporator and Incorporator, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as Incorporator and Incorporator.

Witness my hand and seal, at office in Franklin, this 14th day of January, 2026.

_____
Notary Signature

Printed Name: Mary Kathryne Lawson

My commission expires:_____

MARY KATHRYNE LAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/09/2026
DAVIDSON COUNTY

Certificate of Authenticity

I, Christen Rabe, 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 **January 14, 2026**.

Date

Christen Rabe

Affiant Signature

**1/14/26**

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **14th** day of **January**, 20**26**.

Notary's Signature

My Commission Expires: 8/24/27

Date

Notary's Seal (if on paper)

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027