RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1417277
05/07/2026 09:13:38 AM
Fees: $13.00 Taxes: $1,121.10

Davidson County
DEEDWARR
2 pgs

20260507-0041074

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $303,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 6 DAY OF MAY, 2026.

JOSEPH WHITE NOTARY PUBLIC My Comm. Expires May 28, 2029 COUNTY OF WILLIAMSON TENNESSEE

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anchor Living Homes LLC	Same	
(NAME)	(NAME)	135-16-0-018.00
2637 Mossdale Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(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, STEPHEN W HIGGINS, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ANCHOR LIVING HOMES LLC, HEREINAFTER CALLED THE GRANTEES, 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. 597 on the Plan of Section 13, Edge-O-Lake Estates, as of record in Plat Book 4175, Page 33, Register's Office of Davidson County, Tennessee.

Said Lot No. 597 fronts 83.49 feet on the Westerly margin of Mossdale Drive and extends back 144.83 feet on the Northerly line and 140.14 feet on the Southerly line to a dead line in the rear measuring 75.05 feet thereon.

Being the same property conveyed to Stephen W. Higgins by Warranty Deed from Stephen J Nichols of record in Instrument No. 20220203-0012715 Register's Office for Davidson County, Tennessee, dated January 20, 2022 and recorded on February 03, 2022.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 2637 Mossdale Dr, Nashville, TN 37217
(unimproved)
(House Number) (Street) (P.O. Address) (City or Town) (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 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.

JW2026-539

Witness my hand this 5th day of May, 2026

JAMI STRITZINGER ANGLIN, INDIVIDUALLY, AND JAMI STRITZINGER ANGLIN, ON BEHALF OF STEPHEN WAYNE HIGGINS PURSUANT TO ORDER FROM APRIL 10, 2026 HEARING REGARDING SALE OF PROPERTIES ENTERED APRIL 15, 2026 IN CASE NO. 22D356, IN THE THIRD CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jami Stritzinger Anglin, individually, and Jami Stritzinger Anglin, on behalf of Stephen Wayne Higgins Pursuant to Order from April 10, 2026 hearing regarding sale of properties entered April 15, 2026 in Case No. 22D356, in the Third Circuit Court for Davidson County, Tennessee, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of May, 2026.

Commission expires:



Notary Public

JW2026-539