WARRANTY DEED

Karen Johnson Davidson County
Batch# 1426709 DEEDWARR
05/29/2026 02:48:30 PM 3 pgs
Fees: $18.00 Taxes: $684.50
20260529-0048823

File No. CR-25-12093

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of May, 2026

Notary Public

MY COMMISSION EXPIRES: 1/30/27

(AFFIX SEAL)

CHRISTEN T. RABE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title and Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Anchor Homes, LLC	New Owner	
(NAME)	(NAME)	080-04-0-021.00
111 Iris Ave		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(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, **Clifford W. Bell and wife, Mary C. Bell**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Anchor Homes, LLC, a Tennessee Limitied Liability Company**, 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. 4 on the Plan of Waukee Heights, of record in Book 2083, page 108, Register's Office for said County.

Said Lot NO. 4, which is a corner lot, which is a corner lot, fronts 110.3 feet on the northwesterly margin of County Hospital Road and fronts 133.6 feet on the easterly margin of Old Hydes Ferry Road, said frontages being joined by a curve having a length of 48.6 feet, erroneously shown as 49.2 feet on said plat, and extends back 125.2 feet on the northeasterly line and 90.0 feet on the northwesterly line to a point of intersection.

Being the same property conveyed to Clifford W. Bell and wife, Mary C. Bell by Deed from Douglas Evander Adkins and wife, Freda A. Adkins, dated April 15, 1981, of record in Book 5735, page 412, Register's Office for Davidson County, Tennessee.

This is property more commonly known as 1701 County Hospital Road, Nashville, TN 37218.

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 29 day of May, 2026.

Clifford W. Bell, SR.
Clifford W. Bell

Mary C. Bell
Mary C. Bell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29 day of May, 2026, before me personally appeared Clifford W Bell and Mary C Bell, 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 29 day of May, 2026.

Notary Signature
My commission expires: 3-2-27

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

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 **May 29, 2026**.

Date

Christen T Rabe

Affiant Signature

5/29/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **29th** day of **May**, 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