Karen Johnson Davidson County
Batch# 1437430 DEEDWARR
06/23/2026 04:09:30 PM 5 pgs
Fees: $28.00 Taxes: $492.10
20260623-0056766

Name and Address of New Owner:
Anthony & Zack Homebuyers LLC
49 Mount Sinai Avenue
Mount Sinai, NY 11766

Send Tax Bills To:
Anthony & Zack Homebuyers LLC
49 Mount Sinai Avenue
Mount Sinai, NY 11766

This Instrument Prepared By:
Becky A Mead
1 Source Title and Escrow, LLC
147 Veterans Parkway, Suite 5
Murfreesboro, TN 37128

Map & Parcel No: 061-15-0-156.00

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, **Kenneth Lott and Emma Lott, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Anthony & Zack Homebuyers LLC, a New York Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee.

SEE ATTACHED EXHIBIT "A"

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.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 22nd day of June, 2026.

Kenneth Lott (SEAL)

Kenneth Lott

Emma M Lott (SEAL)

Emma Lott

STATE OF Virginia
COUNTY OF Hanover

On this 22nd day of June, 2026, before me personally appeared Kenneth Lott and Emma Lott, 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 22nd day of June, 2026.

Christopher Andrew Yon

Notary Signature
My commission expires: 07/31/2028

CHRISTOPHER ANDREW YON
ELECTRONIC NOTARY PUBLIC
REGISTRATION NUMBER
7858126
COMMISSION EXPIRES
07/31/2028

Notarized by USA Notary Services LLC using online audio/video communication

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 $133,000.00, 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 **Rutherford**

Sworn to and subscribed before me this **22nd** day of June, 2026.

Notary Signature
My commission expires:

BECKY A. MEAD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
exp: 02/18/2029

EXHIBIT "A"

A certain tract or parcel of Land in Davidson County, State of Tennessee, described as follows: to-wit:

Being Lot No. 32 of Block "B" on the Map of the Subdivision of Sunnymeade, Unit No. 2, the resubdivision of Sunnymeade, Unit No. 1, as of record in Book 974, Pages 56 and 57, Register's Office for Davidson County, Tennessee.

Said Lot No. 32 fronts 60 feet on the Northerly side of Sunnymeade Drive (formerly Golf Club Drive) and runs back between parallel lines, 140 feet to a dead line measuring 60 feet thereon.

Being the same property conveyed to Kenneth G. Lott and wife, Emma M. Lott by Warranty Deed from James Glen Whittle and wife, Marilyn B. Whittle of record in Book 7886, Page 688, Register's Office for Davidson County, Tennessee, dated July 10, 1989 and recorded on July 12, 1989.

Tennessee Certification of Electronic Document

I, Vianka Bustos, 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 June 22, 2026 (date of document).

June 22, 2026
Date

State of TENNESSEE

County of ~~Johnson~~ ~~XXXXX~~ Rutherford

Sworn to and subscribed before me this 22nd day of June, 2026

Notary's Signature

MY COMMISSION EXPIRES: 02/18/2029

NOTARY'S SEAL

BECKY A. MEAD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
exp: 02/18/2029