This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-11142-AP

Karen Johnson Davidson County
Batch# 717292 DEEDWARR
09/15/2021 04:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,487.40
20210915-0124172

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $402,000.00.

Affiant

Subscribed and sworn to before me, this the 10th day of September, 2021.

Notary Public
My Commission Expires: NOV 08 2021

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Matthew Festejo Miranda Festejo 1802 24th Ave N Nashville, TN 37208	Rocket Mortgage, LLC 1050 Woodward Avenue Detroit, MI 48226-1906	081-06-0-451

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Anchor-Iris Developments, a Tennessee Partnership**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Matthew Festejo and Miranda Festejo, husband and wife**, hereinafter called the Grantee(s), his/her/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 the southerly 58 feet of Lot No. 9 on the plan of the Subdivision of part of Lot No. 16 of the Nichol Property, as of record in Plan Book 2, page 49, Chancery Court at Davidson County, Nashville, Tennessee.

Said part of Lot No. 9 fronts 58 feet on the easterly side of 24th Avenue North, formerly Bridge Avenue, and runs back between parallel lines with the northerly margin of an alley 66.2 feet, more or less, to the westerly line of Lot No. 10.

Being the same property conveyed to Anchor-Iris Developments by Quitclaim Deed from Brian Bandas, dated December 10, 2020, recorded December 17, 2020, of record in Instrument No. 20201217-0149101, Register's Office for Davidson County, Tennessee, and further, being the same property conveyed to Brian Bandas by Warranty Deed from Aaron LLC, a Tennessee limited liability company, dated August 14, 2020, recorded August 19, 2020, of record in Instrument No. 20200819-0093039, said Register's Office.

This is improved property located at: **1802 24th Avenue North, Nashville, TN 37208**

202109150124172

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of September, 2021.

GRANTOR:

Anchor-Iris Developments, a Tennessee Partnership

By: Anchor Acquisitions, LLC, a Tennessee limited liability company
Its Member

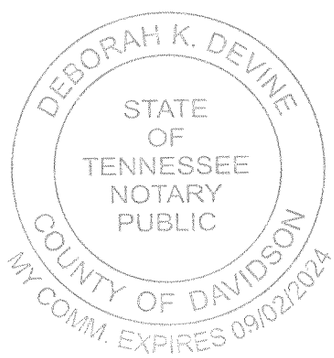
By:_____
Brian Bandas, Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Brian Bandas the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the sole member of Anchor Acquisitions a Partner of Anchor-Iris Developments, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 10th day of September, 2021.

_____
Notary Public
My Commission expires: _____



- **The text of a certification of an electronic document must be in the following form.**

  I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 09/10/2021 **(date of document).**

  Kirsten Virden

  Affiant Signature

  Date: 09/10/2021

  State of Tennessee

  County of Davidson

  Sworn to and subscribed before me this 10 **day of** September **,** 2021 **.**

  Rachel Marie Collins

  Notary Signature

  MY COMMISSION EXPIRES: 3.10.2024

  Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM