This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-22489-AP

Karen Johnson Davidson County
Batch# 1128996 DEEDWARR
04/30/2024 12:31:30 PM 3 pgs
Fees: $18.00 Taxes: $2,738.00
20240430-0031391

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $740,000.00.

X _____
Affiant

Subscribed and sworn to before me, this the 29th day of April, 2024.

NOTARY _____
Notary Public
My Commission Expires: 12-05-2026

SHELBY HALE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 12-05-

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
3 Steves Other Properties, LLC P.O. BOX 1955 MT. JULIET, TN 37121	New Owner	092-04-0V-001.00CO 092-04-0V-002.00CO 092-04-0V-003.00CO 092-04-0V-004.00CO 092-04-0V-90.00CO

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, **Ireland Street Partners, a Tennessee General Partnership**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **3 Steves Other Properties, LLC, a Delaware Limited Liability Company**, 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 Lot No. 83, Map of Thomas Hardings First Addition to Nashville, of record in Plat Book 19, Page 241, Register's Office for said County, to which reference is hereby made for a more complete description thereof.

Said property has been re-platted with a new legal as follows:

Land in Davidson County, Tennessee, being Units 1, 2, 3 and 4 and all common area on the Plan of Homes at 1302 Ireland Street, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of the Declaration of Covenants, Conditions and Restrictions for Homes at 1302 Ireland Street, a Horizontal Property Regime with Private Elements, pursuant to Tennessee Code Annotated Section 66-27-103(b), et seq., as amended, of record in Instrument No. 20221101-0117810, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 1302 Ireland Street, a Horizontal Property Regime, the plat filed at Exhibit "B" and By-laws appended thereto as Exhibit "C," said Register's Office, are incorporated herein by reference and made a part hereof the same as thought copied herein, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in said Declaration.

Both legal descriptions are listed with an intent to convey all property embraced in the original vesting deed of record in Instrument No. 20220518-0057105, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ireland Street Partners, a Tennessee Partnership by Warranty Deed from Finn Holdings LLC, a Tennessee limited liability company, dated May 6, 2022, recorded May 18, 2022, of record in Instrument No. 20220518-0057105, Register's Office for Davidson County, Tennessee.

Ireland Street Partners, a Tennessee Partnership is one and the same as Ireland Street Partners, a Tennessee General Partnership.

This is unimproved property located at:
1302 A IRELAND STREET, NASHVILLE, TN 37208 AKA 1302 A (UNIT 1) IRELAND STREET, NASHVILLE, TN 37208.
1302 B IRELAND STREET, NASHVILLE, TN 37208 AKA 1302 A (UNIT 2) IRELAND STREET, NASHVILLE, TN 37208.
1302 C IRELAND STREET, NASHVILLE, TN 37208 AKA 1302 A (UNIT 3) IRELAND STREET, NASHVILLE, TN 37208.
1302 D IRELAND STREET, NASHVILLE, TN 37208 AKA 1302 A (UNIT 4) IRELAND STREET, NASHVILLE, TN 37208.
1302 E IRELAND STREET, NASHVILLE, TN 37208 AKA 1302 IRELAND STREET, NASHVILLE, TN 37208. (NOTE: THIS IS THE COMMON AREA)

This conveyance is made subject to 1) Property taxes for the year 2024 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) covenants, bylaws, restrictions, declarations and easements of 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 29th day of April, 2024.

GRANTOR:

Ireland Street Partners,
a Tennessee General Partnership

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

By: _____
Brian Bandas. Sole & Managing 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 and Managing Member of Anchor Acquisitions, LLC in it's capacity as Partner of Ireland Street Partners, 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 29th day of April, 2024.

DEBORAH BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

_____
Notary Public
My Commission expires: 3-2-2027

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, 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 **April 29th, 2024** (date of document).

Cindy S. Smith, Affiant

4/29/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me on this 29th day of April, 2024.

Notary

MY COMMISSION EXPIRES:

SARAH CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MARCH 21, 2026