Karen Johnson
Batch # 1158603
07/16/2024 02:40:05 PM
Fees: $13.00 Taxes: $2,294.00
Davidson County
DEEDWARR
2 pgs
20240716-0053502

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-22815-AP

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: T-P24-243

BRIAN D. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $620,000.00.

Brooke Ashley Lord
Affiant

Subscribed and sworn to before me, this the 12th day of July, 2024.

Brian D. Mitchell
Notary Public
My Commission Expires: 03/09/2027

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Brooke Ashley Lord 243 Foster Street Unit 1 Nashville, TN 37207	Capital City Home Loans 50 Chestain Center Blvd. Kennesaw, GA 30144	082-11-0C-001-00

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, **243 Foster Street Partners, a Tennessee Partnership**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Brooke Ashley Lord, a single woman**, 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:

BEING certain private element unit(s) situated in Davidson County, Tennessee, and being further known as Unit 1, together with the appurtenant common elements of Amended and Restated Declarations of Covenants Condition and Restrictions for 243 Foster Street Townhomes, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for 243 Foster Street Townhomes, of record in *Instrument No. 20240424-0029373 and amended in Instrument No. 20240701-0049427, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 243 Foster Street Townhomes provided in said Declaration, together with the By-Laws appended thereto, the site plan filed as Exhibit to said Declaration, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit(s).

Being part of the same property conveyed to 243 Foster Street Partners, a Tennessee Partnership by Warranty Deed from Rise Development, LLC, a Colorado limited liability company, dated June 25, 2021, recorded June 30, 2021, of record in Instrument No. 220210630-0088812, Register's Office for Davidson County, Tennessee.

*Instrument No. 20201118-0136050

This is improved property located at: **243 Foster Street, #1, Nashville, TN 37207**

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) 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 12th day of July, 2024.

GRANTOR:

243 Foster Street Partners, a Tennessee Partnership

By Anchor Acquisitions LLC, It's Partner

By: _____
Brian Bandas, Sole and 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 in its capacity as Partner of 243 Foster 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 12th day of July, 2024.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Public
My Commission expires: 9-21-26