This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-23198-AP

Karen Johnson Davidson County
Batch# 1175118 DEEDWARR
08/28/2024 02:22:30 PM 3 pgs
Fees: $18.00 Taxes: $2,201.50
20240828-0066255

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $595,000.00.

Affiant

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me, this the 26th day of August, 2024.

Notary Public
My Commission Expires: 9/30/24

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Alison Ingram, Trustee of The Alison Ingram Living Trust dated July 30, 2024 243 Foster St. Unit 4 Nashville, TN 37207	Movement Mortgage, LLC 8024 Calvin Hall Road Indian Land, SC 29707	082-11-0C-004-00

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 **Alison Ingram, Trustee of The Alison Ingram Living Trust dated July 30, 2024, and any amendments thereto**, 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 Unit No. 4, 243 Foster Street Townhomes, as shown in the Declaration of Covenants, Conditions and Restrictions for 243 Foster Street Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20240424-0029373 and amended in Instrument No. 20240701-0049427, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

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.

This is improved property located at: **243 Foster Street, #4, 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 26th day of August, 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 member of Anchor Acquisitions LLC acting in it's 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 26th day of August, 2024.

_____
Notary Public
My Commission expires: 1/4/2027

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202408280066255

Certificate of Authenticity

I, Holly A. Mason, 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 August 26 2024.

Affiant Signature

8/27/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 27 day of August, 2024.

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY