Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: SM-RF-24-243-2

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-23212-AP

Karen Johnson Davidson County
Batch # 1182555 DEEDWARR
09/17/2024 03:21:51 PM 2 pgs
Fees: $13.00 Taxes: $2,220.00
20240917-0072060

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $600,000.00.

Affiant

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

Notary Public
My Commission Expires: 05/08/28

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Matthew Miller 243 Foster St, Unit 2 Nashville, TN 37207	Kind Lending, LLC 4 Hutton Centre Dr. #1000 Santa Ana, CA 92707	082-11-0C-002-00

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 **Matthew Miller**, 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:

(a single man

BEING certain private element unit(s) situated in Davidson County, Tennessee, and being further known as Unit 2, 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). *20201118-0136050, Instrument No.

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. 20210630-0088812

This is improved property located at: **243 Foster Street, #2, 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 September, 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 12th day of September, 2024.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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