This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-23306-AP

Karen Johnson Davidson County
Batch# 1191226 DEEDWARR
10/09/2024 08:56:30 AM 3 pgs
Fees: $18.00 Taxes: $2,201.50
20241009-0078309

STATE OF TENNESSEE
COUNTY OF KNOX

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

Whitney Townsend
Affiant

Subscribed and sworn to before me, this the 7th day of October, 2024.

Jessica Hoskins
Notary Public
My Commission Expires: 9.28.25

JESSICA HOSKINS
STATE OF TENNESSEE
NOTARY PUBLIC
HAMBLEN COUNTY
My Commission Expires 09-28-2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Alicja Jastrzebska Harold D. Winchell **243 Foster St Unit 3** **Nashville, TN 37207**	PFN Lending Inc 1133 Ocean Ave Lakewood, NJ 08701	082-11-0C-003-00

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 **Alicja Jastrzebska, and Harold D. Winchell**, 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 3, 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.

This is improved property located at: **243 Foster Street, Unit 3, Nashville, TN 37207**

This conveyance is made subject to 1) Property taxes for the year 2025 a lien not yet due and payable. Taxes for the year 2024 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 7th day of October, 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 7th day of October, 2024.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2027

Tennessee Certification of Electronic Document

I, Jessica Hoskins, 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 **October 7, 2024** (date of document).

Jessica Hoskins
Affiant Signature

October 8, 2024
Date

State of TN

County of **Davidson**

Sworn to and subscribed before me this **8** day of **October**, **2024**.

Whitney Townsend
Notary's Signature

MY COMMISSION EXPIRES: 11-24-2025

NOTARY'S SEAL

