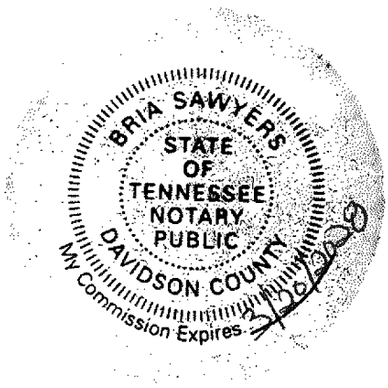
This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-24128-AP

Karen Johnson Davidson County
Batch# 1284572 DEEDQC
06/16/2025 09:03:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250616-0046573

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF DAVIDSON



The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this the 9th day of June, 2025.

Notary Public
My Commission Expires: 3/20/2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Anchor Acquisitions, LLC 924 Lawn View Lane Franklin, TN 37065	New Owner	102-08-0-092

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I/we, **Brian Bandas** ("Grantor") do/does hereby quitclaim and convey unto **Anchor Acquisitions, LLC, a Tennessee limited liability company** ("Grantee"), his/her/their heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 67, Section X, Plan of Horton Heights, according to survey and plat of same appearing of record in Book 2133, page 32, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description as to details and location of said lot.

Being the same property conveyed to Brian Bandas by Warranty Deed from John A. Mims and Ruth Mims, husband and wife, dated February 18, 2025, recorded March 7, 2025, of record in Instrument No. 20250307-0017545, Register's Office for Davidson County, Tennessee.

This property is not a primary residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This is improved property located at: **6600 Fleetwood Drive, Nashville, TN 37209**

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.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of June, 2025.

GRANTOR:

Brian Bandas

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/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 9th day of June, 2025.



Notary Public
My Commission expires: 9-21-26

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 06/10/2025.

Affiant Signature

06/10/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 06/10/2025.

Notary's Signature

My Commission Expires: 4-21-26

Notary's Seal

