This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-25379-AP

Karen Johnson
Batch # 1394021
03/17/2026 03:11 PM
Fees: $13.00 Taxes: $3,034.00

Davidson County
DEEDWARR
2 pgs

20260317-0021346

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-BMR-26-411

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $820,000.00.

Affiant

Subscribed and sworn to before me, this the 13th day of March, 2026.

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 02/05/2030 WILLIAMSON COUNTY

Notary Public
My Commission Expires: 02-05-30

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Benjamin David Mathewson Elaina Shope 411 Acheivement Dr. Nashville, TN 37209	**Same as New Owner's**	090-16-3E-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, **Thunderbird Partners Unite, a Tennessee General Partnership**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Benjamin David Mathewson and Elaina Shope, husband and wife**, 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 A on the Plan of Homes at 6438 Thunderbird Drive, a Horizontal Property Regime With Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20221013-0112216, 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 Thunderbird Partners Unite, a Tennessee general partnership by Quitclaim Deed from Brian Robert Bandas, a married man, dated June 17, 2024, recorded June 17, 2024, of record in Instrument No. 20240617-0045424, Register's Office for Davidson County, Tennessee.

This is improved property located at: **411 Achievement Drive, Nashville, TN 37209**

This conveyance is made subject to 1) Property taxes for the year 2026 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 13th day of March, 2026.

GRANTOR:

Thunderbird Partners Unite, a Tennessee General Partnership

By: Anchor Acquisitions, LLC, a Tennessee limited liability company
Its Partner

By:_____
Brian Bandas, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 its capacity as Partner of Thunderbird Partners Unite, 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 13th day of March, 2026.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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