WARRANTY DEED



STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,375,000.00.

Affiant

Subscribed and sworn to me on 07/29/26.

NOTARY PUBLIC

My Commission Expires: 07/02/29

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

Karen Johnson Davidson County
Batch# 1452894 DEEDWARR
07/31/2026 10:27:30 AM 3 pgs
Fees: $18.00 Taxes: $5,087.50
20260731-0070603

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
JAMES R ANDERSON AND AQUINA M ANDERSON, AND AQUINA FRANCES ANDERSON 3406 Benham Avenue Nashville, TN 37215	Mortgage Investors Group 10118 Parkside Dr, Ste. 100 Knoxville, TN 37922	117 07 0 098.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Jo Ellen Frick, her heirs and assigns, A one-half (1/2) undivided interest in the Property as a tenant in common and Charles D. Joesten, his heirs and assigns, A one-half (1/2) undivided interest in the Property as a tenant in common, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto JAMES R ANDERSON AND AQUINA M ANDERSON, HUSBAND AND WIFE, AND AQUINA FRANCES ANDERSON, A MARRIED WOMAN, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the North 150 feet of Lot No. 185 on the Map of the NORTH PART OF NOEL'S SUBDIVISION OF WATKINS GROVE, as of record in Plat Book 547, page 156.

Said part of said lot fronts 150 feet on the Easterly side of Benham Street and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Jo Ellen Frick, her heirs and assigns, A one-half (1/2) undivided interest in the Property as a tenant in common and Charles D. Joesten, his heirs and assigns, A one-half (1/2) undivided interest in the Property as a tenant in common, by Executor's Quitclaim Deed from Jo Ellen Frick And Charles D. Joesten, Co - Executors Of The Estate Of Maribel M. Joesten, of record in Instrument No. 20251117-0091395, in the Register's Office of Davidson County, Tennessee, dated October 28, 2025 and recorded on November 17, 2025.

Being the same property conveyed to Melvin D. Joesten and Maribel M. Joesten, as Tenants by the Entirety, by Quitclaim Deed from Melvin D. Joesten and Maribel M. Joesten, of record in Instrument No. 20131112-0116469, in the Register's Office of Davidson County, Tennessee, dated November 06, 2013, and recorded on November 12, 2013. Also see Scrivener's Affidavit recorded in Instrument No. 20201102-0127743, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Maribel M. Joesten, a one-half (1/2) undivided interest, Her Heirs and assigns, as Tenants in Common, Melvin D. Joesten, his heirs and assigns, one-half (1/2) undivided interest by Quitclaim Deed from Melvin D. Joesten And Wife, Maribel M. Joesten, of record in Instrument No. 20020910-0109970, as Corrected in Instrument No. 20031027-0158032, in the Register's Office of Davidson County, Tennessee, dated September 10, 2002 and recorded on September 10, 2002.

Being the same property conveyed to Melvin D. Joesten and Wife, Maribel M. Joesten, by Warranty Deed from J. B. White and wife, Irene K. White, of record in Book 4107, Page 215, in the Register's Office of Davidson County, Tennessee, dated March 01, 1967, and

recorded on March 02, 1967. The said Melvin D. Joesten Having since died on January 17, 2022, and Maribel M. Joesten having since died on March 10, 2025. Also see Probate Docket No. 25P958, in the Seventh Circuit Court for Davidson County, Tennessee Probate Division

This is improved property known as 3406 Benham Ave, Nashville, Tennessee 37215.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand on 07/ 28 /26.

Jo Ellen Frick

Jo Ellen Frick

STATE OF Texas
COUNTY OF Denton

On 07/28/2026, before me personally appeared Jo Ellen Frick, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on 07/28/2026.

Lisa Anne Contreras

NOTARY PUBLIC

Lisa Anne Contreras
ID NUMBER
133304663
COMMISSION EXPIRES
August 31, 2029

My Commission Expires: 08/31/2029

Electronically signed and notarized online using the Proof platform.

Witness my hand on 07/29/26.

Charles D. Joesten

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 07/29/26, before me personally appeared Charles D. Joesten, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on 07/29/26

Katherine Cooper

NOTARY PUBLIC

KATHERINE COOPER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/02/2029
DAVIDSON COUNTY

My Commission Expires: 07/02/29

CERTIFICATE OF AUTHENTICITY

I, John Cobb Rochford, 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 correct copy of the original document executed and authenticated according to law on 07/29/2026.

John Cobb Rochford

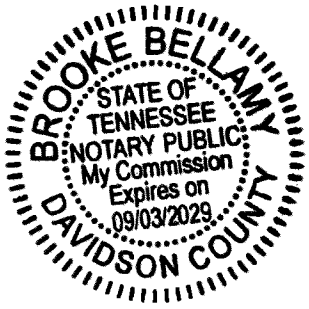
Date: 07/29/2026

State of Tennessee

County of Davidson

Personally appeared before me, Brooke Bellamy, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 07/29/2026.



NOTARY PUBLIC

COMMISSION EXPIRES: 9/3/29