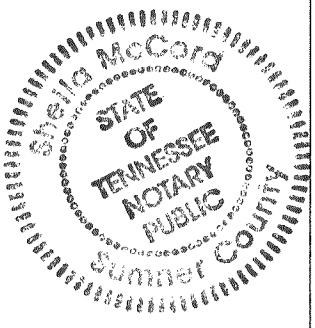
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of November, 2019

Notary Public

MY COMMISSION EXPIRES: 2/1/23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Mt. Juliet, 545 N. Mt. Juliet Rd, Ste 1102, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Kelly Nicole Henderson	New Owner	119 14 0 091.00
(NAME)	(NAME)	
3005 Dobbs Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Foster Anders Loven, a married man and wife, Rachel Loven and Lisa Ann Loven, a married woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kelly Nicole Henderson*** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

* a single woman

Land in Davidson County, Tennessee, being Lot No. 17 Block "A" on the Plan of Part One of Woodbine Courts, as of record in Plat Book 1130, page 39, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Foster Anders Loven, unmarried and Lisa Ann Loven, married, as tenants in common with rights of survivorship by Warranty Deed from Matthew T. Carter, unmarried dated October 28, 2016 and recorded November 10, 2016, as Instrument Number 20161110-0119066, in said Register's Office for Davidson County, Tennessee.

Rachel Loven, spouse of Foster Anders Loven, joins in the execution of this instrument for the purpose of conveying his/her marital interest, if any, to said property.

This property is not a marital residence of Lisa Ann Loven and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 206-2-307 or other similar statute.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: MTJ-1910840SSO

Karen Johnson Davidson County
Batch# 317236 DEEDWARR
11/19/2019 08:39:30 AM 4 pgs
Fees: $23.00 Taxes: $1,054.50
20191119-0119045

unimproved ☐
This is improved ☒ property, known as 3005 Dobbs Avenue, Nashville, TN 37211

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. 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 our hands this 11th day of NOVEMBER, 2019

Foster Anders Loven

Rachel Loven

Lisa Ann Loven

STATE OF TENNESSEE
COUNTY OF SUMNER

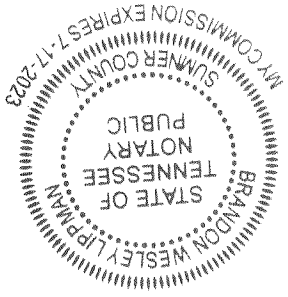
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Foster Anders Loven and wife, Rachel Loven, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of November, 2019.

Notary Public

My Commission Expires: 7-17-23

(SEAL)



File Number: MTJ-1910840SSO

STATE OF TENNESSEE
COUNTY OF SUMNER

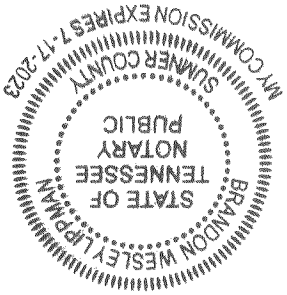
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Lisa Ann Loven, a married woman, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of November, 2019.

Notary Public

My Commission Expires: 7-17-23

(SEAL)



File Number: MTJ-1910840SSO

TRUE COPY CERTIFICATION

I, Kimie Perry, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kimie Perry

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kimie Perry the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who acknowledged that she executed the within instrument for the purposes therein contained.

Notary Public

My Commission Expires: 2/1/23

