Record and Return Mail To:
This Instrument Prepared By:
RUSS COOK AND ASSOCIATES, P.C.
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Karen Johnson Davidson County
Batch# 330420 DEEDQC
12/16/2019 12:14:52 PM 3 pgs
Fees: $17.00 Taxes: $0.00



20191216-0129461

Prepared from information supplied by the parties.

THIS INSTRUMENT DOES NOT CONSTITUTE A WARRANTY OF TITLE, COVENANTS, DESCRIPTIONS OR ANY OTHER INFORMATION CONTAINED HEREIN.

New Owner: Harold D. Foster, Trustee
Foster Irrevocable House Trust U/A/D December 9, 2019
335 Haywood Lane
Nashville, TN 37211

Send tax notice to: New Owner

Map and Parcel No.: 147 12 0 047.00

QUITCLAIM DEED

I, **Harold D. Foster, Trustee, Foster House Trust U/W/D August 26, 2015** ("Grantor"), do hereby devise, release, grant, bargain, sell, convey and forever quitclaim, convey and transfer to **Harold D. Foster, Trustee, Foster Irrevocable House Trust U/A/D December 9, 2019** ("Grantee"), its heirs and assigns, all of my interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

A tract of land in the Fifth Civil District of Davidson County, Tennessee, being Lot No. 18 on the unrecorded plan of H.E. Bernal's Plan of Haywood Heights Subdivision and being more particularly described as follows:

Beginning at a point in the centerline of Haywood Lane; said point being the northeast corner of Lot No. 18 on the aforementioned plan of H.E. Bernal's Plan of Haywood Height's Subdivision; thence,

1) South of 03 degrees 21 minutes 57 seconds East, passing through a witness pin at 26.06 feet, for a total distance of 990.05 feet to an iron rod (old); thence,

2) North 89 degrees 00 minutes 00 seconds West, 146.99 feet to an iron rod (old); thence,

3) North 03 degrees 29 minutes 35 seconds West, 997.96 feet to a point in the centerline of Haywood Lane; thence,

4) South 86 Degrees 03 Minutes 10 Seconds East, 150.00 feet to a Point of Beginning and containing 146,770.40 square feet or 3.369 acres, more or less.

Included in the above description is a certain perpetual easement lying between Parcels 46 and 47 for an existing privacy fence for the benefit of Parcel 47 and being more particularly as follows:

Commencing at a point in the centerline of Haywood Lane, said point being the northeast property corner of Lot 19 as shown on the aforementioned unrecorded plan of H.E. Bernal's Plan of Haywood Heights Subdivision: thence,

1) With the common property line between Lots 18 and 19 of said plan, South 03 degrees 29 minutes 35 seconds East, 186.91 feet to the Point of Beginning of the herein described easement; thence,

2) Continuing with said common line, South of 03 degrees 29 minutes 35 seconds East, 109.64 feet to a point; thence,

3) With a new easement line though a portion of Parcel 46, South 86 degrees 30 minutes 25 seconds East, 7.60 feet to a point; thence,

4) North 00 degrees 28 minutes 21 seconds East, 109.90 feet to the Point of Beginning and containing 417 square feet, more or less.

Description is taken from prior deed of record. This improved property is known as **335 Haywood Lane, Nashville, TN 37211**.

The previous and last instrument and prior title is a deed recorded at Instrument Number 20160607-0057357 in the Register's Office in Davidson County, Tennessee, being the same property conveyed to Harold D. Foster, Trustee, Foster House Trust U/W/D August 26, 2015, from Harold D. Foster, Executor, Estate of Marcia P. Foster by Executor's Deed dated June 2, 2016.

No survey, no title examination, and no title insurance has been made or acquired for this transfer.

IN WITNESS WHEREOF, the Grantor hereby affixes his signature on the 9th day of December, 2019.

Harold D. Foster, Trustee, Foster House Trust
U/W/D August 26, 2015

BY: Harold D Foster
Harold D. Foster, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Harold D. Foster, Trustee, personally appeared before the undersigned, a Notary Public in and for said county and state, and with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument as his free act and deed for the purposes therein contained.

Witness my hand and official seal this 9th day of December, 2019.

Notary Public

My Commission Expires: 7.9.22

ALEXANDER S. FASCHING
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 9, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Harold D Foster
Affiant

Sworn to and subscribed to before me, this the 9th day of December, 2019.

Notary Public

My Commission Expires:
7.9.22

ALEXANDER S. FASCHING
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 9, 2022