WARRANTY DEED

Karen Johnson Davidson County
Batch# 373874 DEEDWARR
03/18/2020 08:11:30 AM 4 pgs
Fees: $23.00 Taxes: $1,235.80
20200318-0029771

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $334,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES: 01-08-2024
(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Daniel Chase Foster and Allison Foster	New Owner	Parcel ID: 017 00 0 026.00
(NAME) 5890 Lickton Pike	(NAME)	
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS)	
(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, **Dorothy L. Yambrick and Michael J. Yambrick, wife and husband**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Daniel Chase Foster and Allison Foster, husband and wife**, 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:

Being a certain tract or parcel of land situated in the Third (3rd) Council District of Davidson County, Tennessee, being that property conveyed to Dorothy L. Yambrick and husband, Michael J. Yambrick as recorded in Instrument 20190201-0009842 in the Register's Office of Davidson County, Tennessee, excluding previous conveyances recorded in Deed Book 4252, Page 248 and Deed Book 5788, Page 880, said property being more particularly described as follows:

BEGINNING at a ½-inch rebar found in the north right-of-way of Lickton Pike, said point being the southwest corner of Anita Holt (Instr. 20111026-0083159) and the southwest corner of Lot 1 Glen Swift Property, a plat of which is of record in Plat Book 6200, Page 849 in the Davidson County Register's Office in Nashville, Tennessee, said point also being the southeast corner of the property described herein; thence leaving Holt and running with said right-of-way South 83 degrees 16 minutes 31 seconds West for a distance of 345.45 feet to a 5/8-inch rebar set, being the southeast corner of Travis Dotterer (Instr. 20190422-0036780) and the southwest corner of the property described herein; thence leaving said right-of-way and running with the east line of Dotterer North 21 degrees 21 minutes 52 seconds West for a distance of 687.65 feet to a 5/8-inch rebar set on the ridge, being the northeast corner of Dotterer and the southwest corner of Jackson Fuller (Instr. 20040720-0086254), said point also being the northwest corner of the property described herein; thence leaving Dotterer and running with the south line of Fuller and the ridge for four (4) calls as follows: North 61 degrees 17 minutes 02 seconds East for a distance of 8.35 feet to a ½-inch rebar found, North 69 degrees 32 minutes 54 seconds East for a distance of 85.10 feet to a

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MAGNOLIA TITLE & ESCROW
1104 Fatherland Street
NASHVILLE, TN 37206

5/8-inch rebar set, North 67 degrees 33 minutes 16 seconds East for a distance of 151.61 feet to a ½-inch rebar found, North 72 degrees 09 minutes 38 seconds East for a distance of 64.45 feet to a 5/8-inch rebar set, being the northwest corner of Anita Holt (Instr. 20111026-0083159) and the northwest corner of Lot 1 Glen Swift Property, said point also being the northeast corner of the property described herein; thence leaving Fuller and running with the west line of Holt for two (2) calls as follows: South 23 degrees 13 minutes 09 seconds East for a distance of 389.86 feet to a ½-inch rebar found, South 23 degrees 12 minutes 24 seconds East for a distance of 384.11 feet to the point of beginning and containing 5.39 Acres, more or less, as surveyed by Ronald G. Taylor, Tennessee Registered Land Surveyor Number 2123, of L.I. Smith and Associates, 475 Metroplex Drive, Suite 212, Nashville, Tennessee, on February 25, 2020. Bearings are based upon the Tennessee State Plane Coordinate System, NAD 83.

Failure to properly record this document may adversely affect the rights and/or title to the above described property.

Being a portion of the same property conveyed to John M. Lee and wife, Georgia W. Lee by Deed from F.H. Harris, unmarried dated February 21, 1946 and recorded February 23, 1946 in Book 1371, Page 144, in said Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Robert G. Lee and wife, Helen E. Lee by Warranty Deed from John M. Lee and wife, Georgia W. Lee dated June 21, 1952 and recorded June 25, 1952 in Book 2086, Page 263, in said Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to John Thomas Lee, Trustee with full power to sell, convey, mortgage, lease or otherwise encumber without the joinder of any of the beneficiaries by Quitclaim Deed from Helen E. Lee a widow dated May 8, 1989 and recorded May 9, 1989 in Book 7836, Page 818, in said Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Dorothy L. Yambrick a 25% interest, Robert E. Lee, Jr. a 25% interest, Charlotte L. Wheeler a 25%, John Daniel Lee and 12.5% interest and Jennifer Michele Lee a 12.5% interest by Quitclaim Deed from Michele Lee, John Daniel Lee, and Jennifer Michele Lee dated March 27, 2014 and recorded June 20, 2014 as Instrument No. 20140620-0054151, in said Register's Office for Davidson County, Tennessee.

Further, being a portion of the same property conveyed to Dorothy L. Yambrick and Michael J. Yambrick, wife and husband by Quitclaim Deed from Dorothy L. Yambrick, Robert E. Lee, Jr., Charlotte L. Wheeler, John Daniel Lee, Jennifer Michele Lee, Michele Lee, Robert E. Lee, Sr. and Shirley Hindsley dated January 21, 2019 and recorded February 1, 2019 as Instrument No. 20190201-0009842, in said Register's Office for Davidson County, Tennessee.

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.

unimproved ☐

This is improved ☒ property, known as 5890 Lickton Pike, Goodlettsville, TN 37072

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 13 day of March, 2020

Dorothy L. Yambrick

Dorothy L. Yambrick

Michael J. Yambrick

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Dorothy L. Yambrick and Michael J. Yambrick, wife and husband, 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 13th of March, 2020.

Notary Public

My Commission Expires: 12-23-2020

(SEAL)

STEVE TOPPINGS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Certificate of Authenticity

I, Leslie Garside, do hereby make oath that I am a licensed attorney and/or 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, D. Hardwick, a notary public for this county and state, Leslie Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D. Hardwick

Notary's Signature

My Commission Expires: 5/23/2023

Notary's Seal (If on paper)

