Karen Johnson Davidson County
Batch# 400345 DEEDQC
05/14/2020 03:37:23 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200514-0050339

This instrument prepared by:
Covington G. Dismukes
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
Danny Floyd Foster and Nancy Jean Foster, Trustees 4725 Sterling Cross Nashville, TN 37211	Same	Map 172-14-B Parcel 152

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **DANNY F. FOSTER, and wife, NANCY J. FOSTER** (collectively and individually referred to herein as "**Grantor**") do hereby assign, transfer, convey, and quitclaim any and all of their rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto **DANNY FLOYD FOSTER and NANCY JEAN FOSTER, TRUSTEES OF THE DANNY FLOYD AND NANCY JEAN FOSTER REVOCABLE TRUST #1**, and their successors, heirs and assigns. The real estate is described as follows:

> BEING Lot No. 152, on the Plan of Winfield Park, Phase 1, Section 2, Revision 1, a Planned Unit Development, of record in Instr. Nos. 200002250018478, 200002250018479 and 200002250018480, as amended in Revision 2 of record in Instr. No. 20010313-0024087, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> BEING part of the same property conveyed to Danny F. Foster, and wife, Nancy J. Foster, by Warranty Deed from Danco Property Investments, L.L.C., recorded on the 24th day of September, 2002, in Instrument No. 20020924-0116422, in the Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

This conveyance is subject to all matters as set out on the plan of record in Instr. Nos. 200002250018478, 20002250018479 and 200002250018480, Revision 2 of record in Instr. No. 20010313-0024087; Declaration of Covenants, Conditions and Restriction and By-laws of record in Instr. No. 20011211-0122000 re-recorded in Instr. No. 20020520-0061426; Easements of record in Book 11124, page 852, and Book 11628, page 204; Deed to Open Space of record in Instr. No. 20020515-0059530, said Register's Office; assessment of homeowners association dues, if any; any and all easements located on the property.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above described property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration for this conveyance, per T.C.A. 67-4-409(a)(4), is $-0-.

Subscribed and sworn to before me this the 14th day of May, 2020.

Affiant

Notary Public My Commission Expires:

FALECHER OUTEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires July 9, 2022

This is improved property, known as 4725 Sterling Cross, Nashville, TN 37211.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 14th day of May, 2020.

DANNY F. FOSTER

NANCY J. FOSTER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DANNY F. FOSTER**, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 14th day of May, 2020.

Notary Public My Commission Expires:

FALECHER OUTEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires July 9, 2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **NANCY J. FOSTER**, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 14th day of May, 2020.

Notary Public

My Commission Expires:

