This instrument prepared by:
Momentum Title, LLC
630 W. Burton Street
Murfreesboro, TN 37130
File Number: 3-20-7159

Karen Johnson Davidson County
Batch# 412423 DEEDWARR
06/09/2020 01:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20200609-0059107

STATE OF TENNESSEE
COUNTY OF Rutherford

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

The actual consideration or value, whichever is greater, for this transfer is $340,000.00.

Affiant

Subscribed and sworn to before me, this the 29th day of May, 2020.

Notary Public
My Commission Expires: 9/10/23

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Linda Kay Boner 612 Applejack Court Nashville, TN 37013	U.S. Bank, N.A. 4801 Frederica Street Owensboro, KY 42301	182 12 0A 018.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Terry J. Foster**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Linda Kay Boner, an unmarried woman**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Number 300 on the Plan of SECTION 1, APPLE VALLEY, as of record in Instrument Number 20020809-0096488, and corrected by surveyor's certificate of correction of record in Instrument Number 20011203-0148635, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Terry J. Foster, by Special Warranty Deed from Aurora Loan Services, LLC, of record in Instrument No. 20120411-0030831, in the Register's Office of Davidson County, Tennessee, dated March 30, 2012 and recorded on April 11, 2012.

This is ☒ improved or ☐ unimproved property located at: **612 Applejack Court, Nashville, TN 37013**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of May, 2020.

GRANTOR:

Terry Foster

Terry J. Foster

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Terry J. Foster, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29th day of May, 2020.

WESSLEY INSC
STATE
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 10-2-23

202006090059107

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

