Karen Johnson Davidson County
Batch# 453951 DEEDQC
08/11/2020 08:06:13 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200811-0089010

THIS INSTRUMENT PREPARED BY **Stephanie J Edwards** **Carter Shelton Jones, PLC** **2021 Richard Jones Road, Suite 240** **Nashville, Tennessee 37215**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is **$NONE**. Frank Thomas Foster, Jr. Affiant Subscribed and sworn to before me, this 6 day of August, 2020. Hannah Lindell Notary Public My Commission Expires: 02-19-2024

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers:
Billie Reece Foster 300 Northwind Drive Goodlettsville, TN 37072	SAME	041-56

HANNAH LINDELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

QUITCLAIM DEED

For and in consideration of love and affection as a gift, Frank Thomas Foster, Jr. hereby remises, releases and quitclaims unto Billie Reece Foster, and to her heirs and assigns, all of his right, title and interest in such property and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument(s) of record. Grantor and Grantee

acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Stephanie J Edwards or Carter Shelton Jones, PLC perform a title examination; and that neither Stephanie J Edwards nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information. Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 6 day of August, 2020.

Frank Thomas Foster, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Frank Thomas Foster, Jr., with whom I am personally acquainted, and who acknowledged that the person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 6 day of August, 2020.

Notary Public

My Commission Expires: 02-19-2024



EXHIBIT A

Legal Description

Land in Davidson County, Tennessee as follows:

Land in the 10th Civil District of Davidson County, being at the north margin of Old Hickory Boulevard in R. L. Parrish's west line; thence North 381.4 feet to an iron pin in R. L. Parrish's line; thence north 89° 40' W. 110 feet to an iron pin; thence south 381.4 feet to north edge of said Road; thence continuing to the south edge 60 feet; thence continuing 185 feet to an iron pin in line; thence South 89° 40' East. 110 feet to an iron pin, R. L. Parrish's southwest fence corner; thence with said fence north 185 feet to south edge of road, and crossing road 60 feet to north edge, to the point of beginning, containing one and one-half (1 1/2) acres more or less.

Being the same property conveyed to Charles R. Foster and Frank Thomas Foster, Jr. by Charles R. Foster and Frank Thomas Foster, Jr., Co-Administrators CTA of the Estate of Irene Parrish Foster, Instrument No. 20100823-0066581, Register's Office of Davidson County, Tennessee.

This is improved property known as 1410 Old Hickory Boulevard, Nashville, Tennessee 37207.