Karen Johnson Davidson County
Batch# 517135 DEEDWARR
11/16/2020 02:38:30 PM 2 pgs
Fees: $13.00 Taxes: $1,036.00
20201116-0135083

WARRANTY DEED

FLAHERTY-H20486

LISA S. ALLARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 13th DAY OF November, 2020.

(Affix Seal) Notary Public

My Commission Expires: 9/29/2021

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Raymond Francis Flaherty IV	~~SAME~~ Truist Bank	004-00-0-126.00
8157 Lain Hollow Road	1001 Semmes Ave RVW5024	
Joelton, TN 37080	Richmond, VA 23224	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, CALEB E. FOSTER AND WIFE, DANIELLE FOSTER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto RAYMOND FRANCIS FLAHERTY IV, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 3 of Angel Acres Section Two, of record in Plat Book 6200, Page 64, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Caleb E. Foster, unmarried by deed from Kathy Keith f/k/a Kathy Foster, dated 12-22-2011, recorded on 1-3-2012 in Instrument No. 20120103-0000427, Register's Office for Davidson County, Tennessee.

Caleb E. Foster now married to Danielle Foster.

( ) unimproved
This is (X) improved property known as 8157 Lain Hollow Rd, Joelton, Tennessee 37080 .

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 my/our hand(s) this 13th day of November, 2020 :

Caleb E. Foster

Danielle Foster

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Rhonda M Hannah, a Notary Public in and for said County and State, the within named CALEB E. FOSTER AND DANIELLE FOSTER, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner County, Tennessee, this 13th day of November, 2020.

Notary Public

My Commission Expires: 6/19/2023

RHONDA M. HANNAH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-19-2023

Certificate of Authenticity

I, Jim R. Vanderpool, do hereby make an 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 with the law.

Jim R. Vanderpool

State of Tennessee
County of Williamson

Personally appeared before me, Kim Hollingshead, a notary public for this county and state, Jim R. Vanderpool, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My commission expires: 2/12/23

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY