WARRANTY DEED

Karen Johnson Davidson County
Batch# 588757 DEEDWARR
03/10/2021 01:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,868.50
20210310-0031551

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $505,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 03/04/2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES 11-16-23

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2021-3364

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Charles David Painter and Katie Alison Painter	New Owner	061-04-0-018
1127 Haysboro Avenue		
Nashville, TN 37216		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Patrick S. Foster, unmarried

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Katie Painter and Charles Painter, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), 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 the Easterly 100 feet of Lots Nos. 1 and 2 on the Map of M.C. McGaughey's First Haysboro Subdivision, as of record in Book 843, page 23, Register's Office for said County. Said part of Lots Nos. 1 and 2 fronts 100 feet on the Northerly side of Haysboro Road and runs back 200 feet on the Easterly line with the Westerly margin of Ruskin Avenue and 209 feet, more or less, on the Westerly line to the Southerly line of Lot No. 3, measuring 100 feet thereon.

Being the same property conveyed to Patrick S. Foster, a single person by Warranty deed from Ali Odah Algatrani, an unmarried person and Ahmend Odah Algatrani, an unmarried person of record in Instrument No. 20200826-0096812 Register's Office for Davidson County, Tennessee, dated August 25, 2020 and recorded on August 26, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 1127 Haysboro Avenue Nashville, TN 37216

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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.

Return to:
MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

Witness my hand on March 4, 2021}.

Patrick S. Foster

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Patrick S. Foster, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this March 4, 2021.

Notary Public

My Commission Expires: 10/11/21

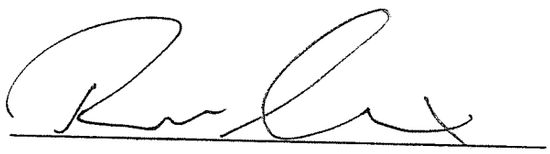
J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 2021-3364

RECORD & RETURN TO:
CLOSED NASHVILLE, LLC
270 Franklin Road, Suite 160
Brentwood, TN 37027

Certificate of Authenticity

I, Ryan Lux, 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.

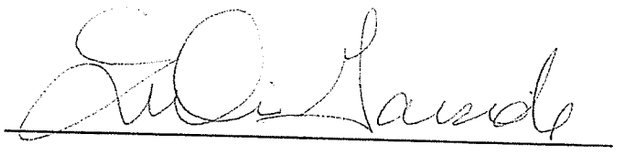


Signature

State of Tennessee

County of Davidson

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



Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (If on paper)

