WARRANTY DEED

Karen Johnson Davidson County
Batch# 650077 **DEEDWARR**
06/04/2021 02:48:51 PM 2 pgs
Fees: $13.00 Taxes: $2,035.00

20210604-0075405

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of June, 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rebecca Simon	New Owner	091-11-0-I-001.00 CO
(NAME)	(NAME)	
5117 Illinois Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **Stephen R. Foust and Chelsea L. Foust, formerly known as Chelsea L. Daniel, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rebecca Simon, unmarried woman and Austin Gauthier, unmarried man, as Tenants in Common with the Right of Survivorship,** HEREINAFTER CALLED THE GRANTEES, 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 Unit A, together with the appurtenant interest in the common elements of 52nd Avenue North Townhomes, a horizontal property regime with private elements established by Declaration in Instrument No. 20150821-0084862, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration, and being located upon Lot No. 1104 of Block 162 on the Map of No. 1 Plan of West Nashville, of record in Plat Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Stephen R. Foust, an unmarried man and Chelsea L. Daniel, an unmarried woman, by Warranty Deed from L & S Development, LLC, a Tennessee limited liability company, dated June 17, 2016, of record in Instrument No. 20160628-0066022, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 5117 Illinois Avenue, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 1-SB-CR-21-5117A

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. 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.

This conveyance is subject to the following: Taxes for the year 2021, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the plan of record in Plat Book 57, pages 74 and 75; All matter shown in Declaration of Covenants, Conditions and Restrictions, Plan, By-Laws and all exhibits thereto, of record in Instrument No. 20150821-0084862; Restrictive Covenant for Detached Structure of record in Instrument No. 20160420-0038139; all of record in the Register's Office for Davidson County, Tennessee.

Witness our hands this 2nd day of June, 2021.

Stephen R. Foust

Chelsea L. Foust

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Stephen R. Foust and Chelsea L. Foust, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 2nd day of June, 2021.

Notary Public
My Commission Expires: _____

File No.: 34171

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-17-2022