Karen Johnson Davidson County
Batch# 656752 DEEDQC
06/15/2021 09:52:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210615-0080289

Return to:
VYLLA, LLC
6200 TENNYSON PARKWAY, SUITE 110
PLANO TX 75024
FILE NO. 101-10292632

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY
BC LAW FIRM, P.A. 1181 CALIFORNIA AVE., STE. 185 CORONA, CA 92881
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
DANNY F. FOSTER NANCY J. FOSTER	DANNY F. FOSTER NANCY J. FOSTER	172 14 0B 152.00
4725 STERLING CROSS NASHVILLE, TN 37211	4725 STERLING CROSS NASHVILLE, TN 37211	

FOR AND IN 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, DANNY **FLOYD FOSTER AND NANCY JEAN FOSTER, TRUSTEES OF THE DANNY FLOYD AND NANCY JEAN FOSTER REVOCABLE TRUST #1**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY BARGAIN, SELL, RELEASE, REMISE, QUITCLAIM AND CONVEY UNTO **"DANNY F. FOSTER AND NANCY J. FOSTER, HUSBAND AND WIFE"**., HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL THE RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING LOT NO. 152, ON THE PLAN OF WINFIELD PARK, PHASE 1, SECTION 2, REVISION 1, A PLANNED UNIT DEVELOPMENT, OF RECORD IN INSTR. NOS. 200002250018478, 200002250018479 AND 200002250018480, AS AMENDED IN REVISION 2 OF RECORD IN INSTR. NO. 20010313-0024087, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO DANNY FLOYD FOSTER AND NANCY JEAN FOSTER, TRUSTEES OF THE DANNY FLOYD AND NANCY JEAN FOSTER REVOCABLE TRUST #1 BY A DEED DATED 05/14/2020 AND RECORDED 05/14/2020, AS INSTRUMENT NO. 20200514-0050339, IN THE COUNTY CLERK'S OFFICE OF DAVIDSON, STATE OF TENNESSEE.

Property known as, 4725 STERLING CROSS, NASHVILLE, TN 37211

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 hand this 10 day of February, 2024.

DANNY FLOYD FOSTER, TRUSTEE

NANCY JEAN FOSTER, TRUSTEE

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Michelle R Davis of the state and county mentioned, personally appeared **DANNY FLOYD FOSTER, TRUSTEE AND NANCY JEAN FOSTER, TRUSTEE** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

MICHELLE R. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 07-02-2024

Michelle R Davis
Notary Public
Printed Name: Michelle R Davis
My Commission Expires: 7/2/2024

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 10.00.

Affiant

STATE OF TENNESSEE

COUNTY OF Davidson

Subscribed and sworn before me this the 10 day of February, 2021.

Notary Public
My commission expires: 7/2/2024

MICHELLE R. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 07-02-2024

Tennessee Certification of Electronic Document

I, Irma Covarrubio, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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 TEXAS

County of Collin

Personally appeared before me, Carroll Owen, a notary public for this county and state,
Notary's Name

Irma Covarrubio, who acknowledges that this certification of an electronic document is
Signer's Name

true and correct and whose signature I have witnessed.

Carroll Owen
Notary's Signature

MY COMMISSION EXPIRES: 2/21/2022

NOTARY'S SEAL

CARROLL OWEN
Notary Public, State of Texas
Comm. Expires 02-21-2022
Notary ID 131459214

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).