#15702

Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

WARRANTY DEED

HILARY MOHSENZADEH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $412,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of June, 2021

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Larimore Foster, Jr.	new owner	14714015500
(NAME)	(NAME)	
672 Candlestick Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Carole Washer Connell and Kerry Alan Washer,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Larimore Foster, Jr., unmarried**, 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 Lot No. 442 on the Plan of Candlestick Farms, IV, as of record in Book 3600, Page 71, Register's Office for said County.

Said Lot No. 442 fronts 90 feet on the east side of Candlestick Drive and extends back between parallel lines, 150 feet to a dead line.

Being the same property conveyed to Earl W. Washer and wife, Dorothy J. Washer by deed from Hallmark Construction Company, a Tennessee Corporation, of record in Book 3877, Page 599. Earl W. Washer having predeceased Dorothy J. Washer. Dorothy J. Washer a/k/a Dorothy Jane Washer having died intestate leaving Carole Washer Connell and Kerry Alan Washer as her heirs-at-law as established by Probate File 20P521, Probate Court Clerk's Office for Davidson County, Tennessee. Also, reference heirship affidavits of record in Instrument No. 20210629-0068022 and Instrument No. 20210629-0088023, said Register's Office.

This conveyance is subject to any and all existing restrictions and easements of record.

This property is not a marital residence of either of the Grantors and as such is not subject to marital interest.

Karen Johnson Davidson County
Batch# 667294 **DEEDWARR**
06/29/2021 11:44:46 AM 2 pgs
Fees: $13.00 Taxes: $1,526.99

20210629-0088024

unimproved ☐

This is improved ☑ property, known as 672 Candlestick Dr, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness my/our hands this 28th day of June, 2021.

Carole Washer Connell

Kerry Alan Washer

State of Tennessee
County of Davidson

Personally appeared before me Carole Washer Connell and Kerry Alan Washer, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 28th day of June, 2021.

KASEY KELCHNER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-17-2024

Notary Public
My Commission Expires:

File No.: 15702