Karen Johnson Davidson County
Batch# 673423 DEEDWARR
07/08/2021 01:25:30 PM 3 pgs
Fees: $18.00 Taxes: $2,586.30
20210708-0092263

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $699,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 4/3/22
(AFFIX SEAL)

TIFFANY WHITTLE
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Kiersten Brown Espaillat	Kiersten Espaillat	Parcel ID: 141150D08300CO
(NAME) 7800 River Fork Drive	(NAME) 7800 River Fork Drive	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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, I/WE, **Foster Dale Hire, a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kiersten Espaillat, a married woman,** 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:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:
Being Lot No. 83, on the Plan of Sheffield on the Harpeth, Phase II, as shown on plat of record in Book 6900, Page 410, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Mark D. Daniel and wife, Joan H. Daniel, By Warranty Deed from Gaile Osburn, a single woman dated July 02, 2004 recorded July 08, 2004, of record as Instrument No. 20040708-0081282 Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Joan H. Daniel, unmarried, By Quitclaim Deed from Mark Daniel, unmarried dated October 21, 2020 recorded October 21, 2020, of record as Instrument No. 20201021-0122469 Register's Office for Davidson County, Tennessee.
The subject property is neither the principal residence of the Grantor nor his spouse or any dependent.

And also being the same property conveyed to Foster Dale Hire, By Warranty Deed from Joan H. Daniel, unmarried dated December 21, 2020 recorded December 22, 2020, of record as Instrument No. 20201222-0152514 Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 7800 River Fork Drive, Nashville, TN 37221

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 our hands this 2nd day of July, 2021

Foster Dale Hire

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Foster Dale Hire, a married man, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd day of July, 2021.

Notary Public

My Commission Expires: 8/12/24

(SEAL)

LUTHER P. RAMSEY III
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Certificate of Authenticity

I, Elizabeth Yerger, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 2, 2021.

Date

Affiant Signature

July 2, 2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2nd day of July, 2021.

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON