Karen Johnson Davidson County
Batch# 702559 DEEDWARR
08/23/2021 10:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20210823-0113404

This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
3200 West End Avenue, Suite 500
Nashville, TN 37203
TN BPR # 11639
P 615.414.1368 F 615.915.4964

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $315,000.00.

Affiant

Subscribed and sworn to before me, this 13th day of APRIL, 2021.

Notary Public
My commission expires: 11-8-21

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Nicole Torres 2813 Hoaly Dr Nashville TN 37206	New Owner	07211040600

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRIAN G. FOSTER,** hereinafter referred to as Grantors, have bargained and sold; and does hereby transfer and convey to **WESLEY ROBERT TORRES and NICOLE RENA TORRES, husband and wife,** hereinafter called the Grantees, their successors 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. 217, ON THE PLAN OF SUBDIVISION OF THE WATERS PLACE, OF RECORD IN BOOK 332, PAGES 136 AND 137, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO BRIAN G. FOSTER BY WARRANTY DEED FROM FRANK K. HEAP, UNMARRIED, OF RECORD IN INSTRUMENT NO. 20121031-0113137, DAVIDSON COUNTY REGISTER OF DEEDS.

The subject property is not the principal or marital residence of the Grantor herein.

This property is improved property known as 1620 Essex Avenue, Nashville, TN 37216.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

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, successors and assigns, forever. Grantor covenants with Grantees that Grantors are lawfully seised and

possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind themselves, their heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 12th day of APRIL, 2021.

BRIAN G. FOSTER

Acknowledgement

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRIAN G. FOSTER, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that s/he executed the within instrument for the purposes therein contained

Witness my hand and seal this 12th day of APRIL, 2021.

Notary Public
Commission expiration date: 11/08/22

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
(SEAL)

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 4.13.21 (date of document).

Connie Taylor
Affiant Signature

4.13.21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13 day of April, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 11.8.21

NOTARY'S SEAL

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021