RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT210700265

WARRANTY DEED

Karen Johnson Davidson County
Batch# 704140 **DEEDWARR**
08/25/2021 11:41:15 AM 2 pgs
Fees: $13.00 Taxes: $2,516.00

20210825-0114812

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$680,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 23rd day of August, 2021

Notary Public

MY COMMISSION EXPIRES:

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-18-2022

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David L. Foster and Jennifer W. Foster **1304 Woodland Street** **Nashville, TN 37206**	**SAME**	**083-09-0-163.00**

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, WE,

Steven Craig Matthews and wife, Jean Matthews

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David L. Foster and Jennifer W. Foster, Husband and Wife

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:

Being the northeast corner of Lot No. 2, all of Lot No. 3, except the northeast corner thereof and the southwest corner of Lot No. 4 on the Plan of E.S. Priest's Subdivision of three acres and 8 poles of East Edgefield Plan, as of record in Book 161, Page 43, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the southerly margin of Woodland Street; formerly Lindsley Avenue at a point 100.0 feet easterly from the easterly margin of 13th Street being 1.0 feet westerly from the corner of Lot Nos. 2 and 3; thence southerly in a straight line 193.0 feet 5-1/2 inches, more or less, to a point on the northerly margin of an alley 3.0 feet easterly from the southwest corner of said Lot No. 3; thence with the northerly margin of said alley 51.0 feet to a point 4.0 feet easterly from the corner of Lot Nos. 3 and 4; thence northerly in a straight line 200.0 feet and 2 inches, more or less, to a point on the southerly margin of Woodland Street 2-1/2 feet westerly from the comer of Lot Nos. 3 and 4; thence with the southerly margin of said street, westerly 49.0 feet to the beginning.

BEING the same property conveyed to Steven Craig Matthews and wife, Jean Matthews by Quitclaim Deed from Jean Henson Coriz and Steven Craig Matthews, dated 3/18/2003 and recorded 4/30/2003 in Instrument No. 20030430-0057774; and being the same property previously conveyed to Jean Henson Coriz and Steven Craig Matthews by Quitclaim Deed from Jean Henson Coriz, dated 1/7/2000 and recorded 1/11/2000 in Instrument No. 20000111-0003659; and being the same property previously conveyed to Jean Henson Coriz by Quitclaim Deed from Conrad I. Coriz, dated 5/13/1999 and recorded 5/26/1999 in Book 11494, Page 805; and being the same property previously conveyed to Conrad I. Coriz and wife, Jean H. Coriz by Warranty Deed from John B. Hardcastle, Jr., married, dated 6/29/1994 and recorded 7/5/1994 in Book 9397, Page 310, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **1304 Woodland Street, Nashville, TN 37206**
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 23rd day of August, 2021.

Steven Craig Matthews

Jean Matthews

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of August, 2021.

Commission Expires:_____

Notary Public

