Karen Johnson Davidson County
Batch# 706321 DEEDWARR
08/27/2021 03:07:30 PM 5 pgs
Fees: $28.00 Taxes: $1,332.00
20210827-0116176

THIS INSTRUMENT PREPARED BY: Wesley D. Turner **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South Suite 1700 Nashville, TN 37201	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $360,000.00. **Affiant** Subscribed and sworn to before me this 27th day of August, 2021. Notary Public My Commission Expires:

Address New Owner As Follows: Foster Investment Group, LLC 4619 Log Cabin Nashville, TN 37216	Send Tax Bills To: SAME	Map-Parcel Number: 061-08-0-141.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILLIAM MICHAEL PULLEY, BRENDA SUSAN PULLEY CORN, AND HOWARD BENJAMIN PULLEY, being the heirs at law of EVERNE MOORE PULLEY**, hereinafter called the Grantors, have bargained and sold, and by these presents

do transfer and convey unto **FOSTER INVESTMENT GROUP, LLC**, a Tennessee limited liability company, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 7 on the Map of Mrs. A. J. McGaughey's Subdivision of tract No. 2, Second Haysboro Subdivision, as of record in Book 843, page 71, Register's Office for Davidson County, Tennessee.

Said Lot No. 7 fronts 100 feet on the westerly side of Medora Street and extends back between parallel lines 300 feet to a dead line, measuring 100 feet thereon.

Being the same property conveyed to Ewell William Pulley and wife, Everne Moore Pulley by deed recorded October 16, 1946 by deed from John C. Dodson and wife, Evelyn W. Dodson of record in Book 1536, page 565, Register's Office for Davidson County, Tennessee. The said Ewell William Pulley having predeceased Everne Moore Pulley; the said Everne Moore Pulley having died October 8, 2020. By Affidavit of Heirship, William Michael Pulley, Howard Benjamin Pulley and Brenda Susan Pulley Corn being the only heirs at law of Everne Moore Pulley, of record in Instrument No. 20210804-0104846, Register's Office for Davidson County, Tennessee.

Subject property is not the usual place of residence of any of the Grantors or their spouse.

This conveyance is made subject to:

1. 2021 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 843, page 71, Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage granted to Metropolitan Government of record in Book 4203, page 311, Register's Office for Davidson County, Tennessee.

4. Shared Driveway Easement being recorded simultaneously herewith.

This is improved property known as: 4607 Medora Street, Nashville, TN, 37216

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantors covenant with the said Grantee that they 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 further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand effective the 27th day of August, 2021.

William Michael Pulley

Brenda Susan Pulley Corn

Howard Benjamin Pulley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WILLIAM MICHAEL PULLEY**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of August, 2021.

Notary Public

My Commission Expires: 9/7/21

848556.1/200736

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BRENDA SUSAN PULLEY CORN**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of August, 2021.

Notary Public

My Commission Expires: 9/7/21

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **HOWARD BENJAMIN PULLEY**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of August, 2021.

Notary Public

My Commission Expires: 9/7/21

848556.1/200736

CERTIFICATE OF AUTHENTICITY

I, William T. Smith, 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 8/27/21.

Affiant Signature

8/27/21
Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 27th day of August, 2021.

Notary's Signature

My Commission Expires: 9/7/21
Notary's Seal

LINDA TURNER RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT 7 2021

848556.1/200736