Karen Johnson Davidson County
Batch# 706533 DEEDQC
08/30/2021 10:28:42 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210830-0116457

This Instrument Prepared By:
BOTTORFF & KAVIN, PLC
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

QUITCLAIM DEED

Address of New Owner:	**Send Tax Bills To:**	**Map and Parcel No.**
Billie Reese Foster		032-56
300 Northwind Drive	Owner	041-56
Goodlettsville, Tennessee 37072		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, receipt and sufficiency of which is hereby acknowledged and other good and valuable consideration, **Frank Thomas Foster, Jr.** (Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **Billie Reese Foster,** surviving spouse of Charles R. Foster, who died February 19, 2020 (Grantee") certain tracts or parcels of land in Davidson County, Tennessee, described as follows, to wit:

Tract 1: Property located in the 3rd Councilmanic District of Metro Davidson County, Tennessee, being **Parcel 56.00** on Davidson County Property **Map 32-00** and being more particularly described as follows:

Beginning at a Concrete Monument (Old) on the northerly right-of-way of Old Hickory Boulevard, being the southwest corner of the herein described property; thence following the northerly right of way of Old Hickory Boulevard, North 05 degrees 17 minutes 37 seconds East, 11.61 feet to Concrete Monument (Old), being the southeast corner of the property conveyed to Davidson Academy of record in Instrument No. 20030709-0094675, Register's Office for Davidson County, Tennessee; thence leaving said Old Hickory Boulevard and following the easterly boundary of said Davidson Academy property, North 06 degrees 09 minutes 22 seconds East, 368.98 feet to an Iron Rod (Old); thence South 85 degrees 45 minutes 04 seconds East, 113.03 feet to an Iron Rod (Old) on the westerly boundary of the property conveyed to David T. and Katie M. Parrish of record in Deed Book 8279, page 19, Register's Office for Davidson County, Tennessee; thence, following the westerly boundary of said Parrish property, South 04 degrees, 46 minutes 22 seconds West, passing an iron pipe at 248.45 feet and continuing for a total length of 381.99 feet to an Iron Rod (New) on the northerly right-of-way of Old Hickory Boulevard, being the southwest corner of said Parrish property; thence, following the northerly right-of-way of Old Hickory Boulevard, North 85 degrees 00 minutes 11 seconds West, 122.03 feet to the Point of Beginning. Containing 44,837 square feet or 1.03 acres. (Description prepared by J. L. Whitson, Registered Land Surveyor, Tennessee No. 1732)

Being the same property conveyed to Charles R. Foster and Frank Thomas Foster, Jr. by Administrator's Deed of record in Instrument No. 20100823-0066581, Register's Office for Davidson County, Tennessee; the said Charles R. Foster having since died on February 19, 2020.

Tract 2: Property located in the 3rd Councilmanic District of Metro Davidson County, Tennessee, being **Parcel 56.00** on Davidson County Property **Map 41-00** and being more particularly described as follows:

Beginning at an Iron Rod (Old) on the southerly right-of-way of Old Hickory Boulevard, being the northwest corner of the herein described property; thence, following the southerly right-of-way of Old Hickory Boulevard, South 85 degrees 11 minutes 55 seconds East, 120.68 feet to an Iron Rod (New), being the northwest corner of the property conveyed to David T. and Katie M. Parrish of record in Deed Book 8279, page 19, Register's Office for Davidson County, Tennessee; thence, leaving said Old Hickory Boulevard and following the westerly boundary of said Parrish property, South 04 degrees 36 minutes 51 seconds West, 182.12 feet to a fence corner post located on the northerly boundary of Breckenridge Valley Subdivision of record in Plat Book 4460, Page 167, Register's Office for Davidson County, Tennessee, also being the southwest corner of said Parrish property; thence following the northerly boundary of said Breckenridge Valley Subdivision, generally with a fence, North 83 degrees 05 minutes 38 seconds West, 122.95 feet to an Iron Rod (Old), being the southeast corner of the property conveyed to Tennessee Christian Schools, Inc. of record in Deed Book 5978, Page 622, Register's Office for Davidson County, Tennessee; thence, following the easterly boundary of said Tennessee Christian Schools, Inc. property, North 05 degrees 21 minutes 09 seconds East, 166.13 feet to an Iron Rod (Old) on the southerly right of way of Old Hickory Boulevard, being the northeast corner of said Tennessee Christian Schools, Inc. property; thence following the southerly right-of-way of Old Hickory Boulevard, North 04 degrees 45 minutes 42 seconds East, 11.48 feet to the Point of Beginning. Containing 21,894 square feet or 0.50 acres ±. (Description prepared by J. L. Whitson, Registered Land Surveyor, Tennessee No. 1732)

Being the same property conveyed to Billie Reece Foster of record in Instrument No. 20200811-0089010, Register's Office for Davidson County, Tennessee.

This is improved property with the address of 1410 Old Hickory Boulevard, Nashville, Tennessee 37207.

IN WITNESS WHEREOF, the Grantor hereby affixes his signature on this the 23rd day of August, 2021.

Frank Thomas Foster

Frank Thomas Foster, Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $ -0-.

Frank Thomas Foster, Jr.
Affiant

Sworn to and subscribed to before me, this the 23rd day of August, 2021.

Hannah Lindell
Notary Public

My Commission Expires: 02-19-2024

HANNAH LINDELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-19-2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Frank Thomas Foster, Jr.,** with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and seal this 23rd day of August, 2021.

Hannah Lindell
Notary Public

My Commission Expires: 02-19-2024

HANNAH LINDELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-19-2024