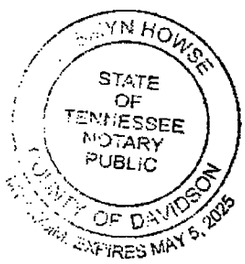
Karen Johnson Davidson County
Batch# 710935 DEEDWARR
09/07/2021 12:17:30 PM 4 pgs
Fees: $23.00 Taxes: $1,646.50
20210907-0119568

WARRANTY DEED



File No. BC-21-706

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $445,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of August, 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jim Simpson and Mary Elizabeth Long Simpson	New Owner(s)	
(NAME) 1107 Eastdale Avenue	(NAME)	061-07-0-302.00
(ADDRESS) Nashville, TN 37216	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I/we, **Evie Gooch Foster, Mary Jane Sanders, Marsha Neely Mundy, Marshall Eugene Foster IV, Brenna Jean Foster, and Micah Foster, beneficiaries under the Last Will & Testament of Evie Gooch, deceased and Todd Alan Underwood, Larry Wray Underwood, James Marshall Underwood, Gregory Wayne Underwood, and Jeffrey David Underwood, beneficiaries under the Last Will & Testament of Martha Love Underwood, deceased** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jim Simpson and Mary Elizabeth Long Simpson, husband and wife**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 25 of Block "B" on the Revised Plan of certain lots in Blocks "A" and "B" Section 1, Jackson Park, as of record in Book 97L1, Page 28, Register's Office for said County.

Said Lot No. 25 fronts 62 feet on the Northerly side of Eastdale Avenue, and runs back 164 feet 9 inches on the Westerly line and 169 feet 6 inches on the Easterly line to a dead line, and measures 62 feet 2 inches thereon.

Being the same property conveyed to Marshall E. Foster, Jr. and wife, Evie Gooch, Foster by Deed from R.C. Beasley and wife, Gene N. Beasley, of record in Book 2343, Page 74, Register's Office for Davidson County, Tennessee, dated February 15, 1955 and recorded on February 15, 1955.

Said Marshall E. Foster, Jr. became deceased on July 2, 2011, vesting Evie Gooch as surviving tenant. Said Evie Gooch subsequently died on December 12, 2020 leaving Last Will and Testament filed for Probate in Docket No. 21P39, Chancery Court of Davidson County, Tennessee. In accordance with the terms of the Will, the subject property was devised equally in fifths to her beneficiaries: Evie Gooch Foster, Mary Jane Sanders, Martha Love Underwood, Marsha Neely Mundy, and the children of Marshal Foster, III: Marshall Eugene Foster, IV, Brenna Jean Foster, and Micah Foster.

Martha Love Underwood subsequently died testate on May 18, 2021, and her Last Will & Testament has been admitted for Probate under Docket No. 21PR-381, in the Chancery Court for Sumner County, Tennessee. Pursuant to the terms of her Last Will & Testament, the property vested in equal shares into Todd Alan

Underwood, Larry Wray Underwood, James Marshall Underwood, Gregory Wayne Underwood and Jeffrey David Underwood as beneficiaries under the Last Will & Testament of Martha Love Underwood.

This is property more commonly known as 1107 Eastdale Avenue, Nashville, TN 37216.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 31st day of August, 2021.

Evie Gooch Foster by Marsha Neely Mundy attorney in fact
Evie Gooch Foster by Marsha Neely Mundy,
Attorney-In-Fact

Mary Jane Sanders by Marsha Neely Mundy attorney in fact
Mary Jane Sanders by Marsha Neely Mundy,
Attorney-In-Fact

Marsha Neely Mundy
Marsha Neely Mundy

Marshall Eugene Foster, IV by Marsha Neely Mundy, attorney in fact
Marshall Eugene Foster, IV by Marsha Neely Mundy,
Attorney-In-Fact

Brenna Jean Foster by Marsha Neely Mundy attorney in fact
Brenna Jean Foster by Marsha Neely Mundy,
Attorney-In-Fact

Micah Foster by Marsha Neely Mundy attorney in fact
Micah Foster by Marsha Neely Mundy,
Attorney-In-Fact

Todd Alan Underwood by Marsha Neely Mundy, attorney in fact
Todd Alan Underwood by Marsha Neely Mundy,
Attorney-In-Fact

Larry Wray Underwood by Marsha Neely Mundy, attorney in fact
Larry Wray Underwood by Marsha Neely Mundy,
Attorney-In-Fact

James Marshall Underwood by Marsha Neely Mundy, attorney in fact
James Marshall Underwood by Marsha Neely Mundy,
Attorney-In-Fact

Gregory Wayne Underwood by Marsha Neely Mundy, attorney in fact
Gregory Wayne Underwood by Marsha Neely Mundy,
Attorney-In-Fact

Jeffrey David Underwood by Marsha Neely Mundy, attorney in fact

Jeffrey David Underwood by Marsha Neely Mundy, Attorney-In-Fact

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, Marsha Neely Mundy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she is Power of Attorney for Evie Grach Foster, Mary Jane Sanders, Marshall Eugene Foster, IV, Brenna Jean Foster, Micah Foster, Todd Alan Underwood, Larry Wray Underwood, James Marshall Underwood, Gregory Wayne Underwood and Jeffrey David Underwood (the "beneficiaries"), and that this instrument was executed on behalf of the said beneficiaries for the purposes therein contained pursuant to a Specific Durable Power of Attorneys being recorded simultaneously herewith in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 31 day of August, 2021.

Notary Public: Leslie Garside

My Commission Expires: 1/3/23

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 09/02/2021 (date ~~of document~~).

Affiant Signature

09/02/2021
Date

State of TN

County of DAVIDSON

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

Eliza Whitfield
Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL