Karen Johnson Davidson County
Batch# 712546 DEEDWARR
09/10/2021 08:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20210910-0121157

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of September, 2021.

Notary Public
MY COMMISSION EXPIRES: 4-23-25
File No. G21-13589

KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Lawrence W. Foster, Jr. and Katherine Foster (NAME)	F & M Bank (NAME)	14-46.03
7523 Bidwell Rd. (STREET ADDRESS)	221 Indian Lake Boulevard (STREET ADDRESS)	
Nashville TN 37080 (CITY) (STATE) (ZIP)	Hendersonville, TN 37075 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Michael F. Alexander and Pamela D. Alexander, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lawrence W. Foster, Jr. and Katherine 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:

A certain tract or parcel of land located in the 14th Civil District of Davidson County, State of Tennessee, described as follows. to-wit:

Beginning at a point on the westerly margin of Bidwell Road. North 2 deg. 30' East 3700 feet from the northwest corner of said Road and Old Clarksville Pike; thence with the westerly margin of said Road, North 2 deg. 30' East 150 feet; thence North 87 deg. 30' West 791.48 feet; thence South 2 deg. 29' West 150 feet; thence South 87 deg. 30' East 791.44 feet to the beginning, containing 2.72 acres more or less.

Being the same property conveyed to Michael F. Alexander and Pamela D. Alexander, husband and wife by Deed dated August 29, 2016 (conveyance amount $239,900.00) from David L. Slessinger and Michelle M. Steidl, recorded August 31, 2016, in Instrument Number 20160831-0091246, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2020 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 7253 Bidwell Road, Nashville, TN 37080.

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. Whenever 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(s) this 3rd day of September, 2021.

Michael F. Alexander

Pamela D. Alexander

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of September, 2021, before me personally appeared Michael F. Alexander and Pamela D. Alexander, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 3rd day of September, 2021.

SUMNER COUNTY TENNESSEE NOTARY PUBLIC TODD SHOLAR
My Commission Expires 08-27-2022

Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 9/3/2021 (date of document)

Affiant Signature

9/7/2021
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 7th day of September, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY