Record & Return to:
This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-14106-DJ

Karen Johnson Davidson County
Batch# 735764 DEEDWARR
10/13/2021 03:02:30 PM 4 pgs
Fees: $23.00 Taxes: $1,243.20
20211013-0137839

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $336,000.00.

Affiant

Subscribed and sworn to before me, this the 7th day of October, 2021.

Notary Public
My Commission Expires: 3-6 2024

RACHEL MARIE COLLINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF CHEATHAM

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Integricraft Construction LLC 510 Maylane Murfreesboro TN 37130	New Owner	073-12-0-067

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(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Roger Warren Foster, Administrator of the Estate of Cheryal Jean Foster, Roger Warren Foster, individually, and James D. Foster, Sr., and June Foster**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Integricraft Construction LLC, a Tennessee limited liability company**, hereinafter called the Grantee(s), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 160 on the Revised Map of Sunset View Subdivision, Section One of record in Book 2663, page 28, Register's Office for said county.

Said Lot No. 160 fronts 105.58 feet on the southerly side of Dundee Lane and runs back 235.8 feet on the westerly line and 245.88 feet on the easterly line to a dead line in the rear on which it measures 131.8 feet.

Being the same property conveyed to Cheryal Jean Foster, by Warranty Deed from Debra D. West, Successor Trustee of Phyllis H. Foster Living Trust, of record in Instrument No. 20090915-0085908, Register's Office for Davidson County, Tennessee, dated August 10, 2009 and recorded on September 15, 2009. Cheryal Jean Foster died on December 10, 2020. Pursuant to the Affidavits of Heirship of Cheryal Jean Foster recorded in Instrument No. 20210917-0124998 and Instrument No. ___20211013013783 8__, Register's Office for Davidson County, Tennessee, title was vested in Roger Warren Foster, James D. Foster, Sr. and June Foster, as the sole heirs-at-law of Cheryal Jean Foster, deceased.

This is improved property located at: **2429 Dundee Lane, Nashville, TN 37214.**

This conveyance is made subject to 1) Property taxes for the year 2022, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying its prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of October, 2021.

GRANTOR:

Roger Warren Foster, Administrator of the Estate of Cheryal Jean Foster

Roger Warren Foster, inidivdually

James D. Foster, Sr.

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Roger Warren Foster and James D. Foster, Sr., the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 7th day of October, 2021.

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: NOV 0 8 2021

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Roger Warren Foster, Administrator of the Estate of Cheryal Jean Foster, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument in the capacity and for the purposes therein contained.

WITNESS my hand and seal at office this 7th day of October, 2021.

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: NOV 0 8 2021

SIGNATURE CONTINUES ON THE FOLLOWING PAGE

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of October, 2021.

June Diane Foster

June Foster

A notary public or other officer completing this certificate verifies only the indemnity of the individual who signed the document to which this certificate is attached and not the truthfulness, accuracy or validity of that document.

State of California)
) ss.
County of Los Angeles)

On October 07, 2021 before me, Jose D. Restrepo Notary Public personally appeared June Foster who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(seal)



Notary Public

Certificate of Authenticity

I, Kirsten Virden, do hereby make oath that I am 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 10/7/2021.

Kirsten Virden
Affiant Signature

10/7/2021
Date

State of Tennessee

County of Davidson

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

Bria Sawyers
Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

