Karen Johnson Davidson County
Batch# 744460 DEEDWARR
10/26/2021 03:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20211026-0143971

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 03/01/2025 (AFFIX SEAL)

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

MJ-CPP-21-4140

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER [1]
Jaqueta T. Adams	**NEW OWNER**	
(NAME)	(NAME)	**058-15-0-004.00**
4140 W Hamilton Rd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **THE FOSTER JR, LIVING TRUST AND HENRY WENDELL FOSTER, JR AND HENRY WENDELL FOSTER, III,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAQUETA T. ADAMS, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 119 on the Plan of Enchanted Hills, Section II, as of record in Book 3700, Page 27, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 119 fronts 145.0 feet on the Northerly margin of West Hamilton Road and extends back between lines, the Easterly line being 270.8 feet and the Westerly line being 324.5 feet to a broken line in the rear measuring 162.46 feet thereon.

Being the same property conveyed to Henry W. Foster and wife, St. Clair A. Foster by Warranty deed from Dorwatha Jackson, a widow of record in Book 4725, page 849, Register's Office for Davidson County, Tennessee, dated July 03, 1973 and recorded on June 06, 1973.

Being the same property conveyed to Henry Wendell Foster, Jr. and wife, St. Clair ("Sandy") Anderson Foster, Trustees of the Foster Joint Revocable Living Trust Agreement U/A/D by Quitclaim deed from Henry Wendell Foster, Jr., and wife, St. Clair (Sandy) Anderson Foster of record in Instrument No. 200006140059291 Register's Office for Davidson County, Tennessee, dated June 08, 2000 and recorded on June 14, 2000.

Being the same property conveyed to Henry Wendell Foster, Jr., and wife, St. Clair (Sandy) Anderson Foster by Co-Trustee's Quitclaim deed from Henry Wendell Foster, Jr. and ST. Clair (Sandy) Anderson Foster, as Co-Trustees of the Foster joint revocable living Trust Agreement dated June 8, 2000, an any amendments thereto of record in Instrument No. 20080603-0056765 Register's Office for Davidson County, Tennessee, dated June 3, 2008 and recorded on June 03, 2008.

Being the same property conveyed to The Foster Jr., Living Trust by Quitclaim deed from Henry W. Foster, Jr. of record in Instrument No. 20191002-0100495 Register's Office for Davidson County, Tennessee, dated September 27, 2019 and recorded on October 02, 2019.

St. Clair (Sandy) Anderson Foster having predeceased Henry Wendell Foster, Jr. leaving Henry Wendell Foster, Jr. and Henry Wendell Foster, III as her heirs at law as evidenced by Affidavit of Herishipa recorded simultaneously herewith in Instrument Numbers 202110260143969 and 202110260143970, Register's Office for Davidson County, Tennesse

This conveyance is subject to:
- Taxes for the year 2021.
- Matters shown on the Plan of record in Plat Book 3700, Page 27 and Book 3964, page 387, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3467, Page 224 and Book 3934, Page 322, in the Register's Office for Davidson County.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4140 W Hamilton Rd, Nashville, Tennessee 37218**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 20th DAY OF OCTOBER, 2021.

The Foster Jr, Living Trust

BY: _____ MD, JR
Henry Wendell Foster, Jr.
Trustee

_____ MD, JR
Henry Wendell Foster, Jr

_____
Henry Wendell Foster, III

STATE OF ~~TENNESSEE~~ NB California
COUNTY OF ~~DAVIDSON~~ NB Los Angeles

Before me, the undersigned Notary Public, personally appeared HENRY WENDELL FOSTER, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the TRUSTEE of THE FOSTER JR, LIVING TRUST, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as TRUSTEE.

Witness my hand and official seal, this the ~~21st~~ 20th of October, 2021.

_____
Notary Public
My Commission Expires: 7/14/2022
(SEAL)

NSP1 NICOLE BELLOW COMM. #2249785 NOTARY PUBLIC - CALIFORNIA LOS ANGELES COUNTY My Commission Expires 07/14/2022 NSP1

STATE OF ~~TENNESSEE~~ NB California
COUNTY OF ~~DAVIDSON~~ NB Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HENRY WENDELL FOSTER, JR, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the ~~21st~~ 20th of October, 2021.

_____ NB
Notary Public
My Commission Expires: 7/14/2022
(SEAL)

NSP1 NICOLE BELLOW COMM. #2249785 NOTARY PUBLIC - CALIFORNIA LOS ANGELES COUNTY My Commission Expires 07/14/2022 NSP1

STATE OF ~~TENNESSEE~~ NB California
COUNTY OF ~~DAVIDSON~~ NB Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HENRY WENDELL FOSTER, III, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the ~~21st~~ NB 20th of October, 2021.

_____
Notary Public
My Commission Expires: 7/14/2022
(SEAL)

NSP1 NICOLE BELLOW COMM. #2249785 NOTARY PUBLIC - CALIFORNIA LOS ANGELES COUNTY My Commission Expires 07/14/2022 NSP1

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 10/20/2021 (date of document).

Jennifer Russell
Affiant Signature

10/25/2021
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 25 day of October 2021.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

