When recorded, return to:
Homeland Title
1896 General George Patton Drive
Suite 200
Franklin, TN 37067
File Number: 081754

Karen Johnson Davidson County
Batch# 753025 DEEDWARR
11/10/2021 12:47:30 PM 4 pgs
Fees: $23.00 Taxes: $2,146.00
20211110-0150349

This instrument prepared by:
Momentum Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN 37203
File Number: 5-12294-RC

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $580,000.00.

Affiant

Subscribed and sworn to before me, this the 27th day of September, 2021.

LORI PATTERSON TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public
My Commission Expires: 11-5-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
David Foster 413 East Palestine Avenue Nashville, TN 37115	New Owners	052-05-0-260.00 & 052-05-0-252.00 & 052-05-0-101.00

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, I/we,

Gary M. Reed and Jackie L. Reed, husband and wife, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

David Foster, a married man, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to wit:

Map & Parcel 0520502600

A certain tract or parcel of land in Davidson County, State of Tennessee, describes follows, to-wit: Being a portion of Lot 8 on the plan of Steve Warren Subdivision, a plat of which is of record in Plat Book 6200, Page 89 in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an iron pin at the most southerly common corner of said Lot 8 and Lot 7 on said plan; thence, severing said Lot 8, North 54 degrees 31 minutes 43 seconds West 250.00 feet to a concrete monument; thence, continuing on the same line and the northerly boundary line of Aline P. Hallowes Resubdivision, of record in Plat Book 5190, Page 239 in said Register's Office, North 54 degrees 31

minutes 43 seconds West 260.00 feet to a concrete monument in the easterly boundary line of Red Bud Terrace, of record in in Plat Book 843, Page 41 in said Register's Office; thence, with said easterly boundary line, North 35 degrees 45 minutes 00 seconds East 397.81 feet, passing through a witness monument at 307.46 feet, to the southerly boundary line of property owned by David Locke, of record in Deed Book 6773, Page 835 in said Register's Office; thence, with said southerly boundary line and continuing with the terminus of Denson Avenue and the southerly boundary line of the Revised Plan of Block "K", Power and Roth Subdivision, of record in Plat Book 843, Page 007 in said Register's Office, South 76 degrees 30 minutes 00 seconds East 215.00 feet; thence, with the southerly boundary line of said Revised Plan of Block "K", Power and Roth Subdivision, South 56 degrees 30 minutes 00 seconds East 111.75 feet; thence, with the common boundary line between said Lot 8 and said Lot 7, as follows: South 18 degrees 30 minutes 37 seconds East 245.58 feet, passing through a witness monument at 47.45 feet, to an iron pin, South 35 degrees 45 minutes 00 seconds West 337.68 feet to the BEGINNING containing 5.11 acres.

Map & Parcel 05205025200 & 05205010100

Land in Davidson County, Tennessee, being Lot No. 7 and Reserved Parcel "A" on the Plan of Steve Warren Subdivision of record in Plat Book 6200, page 89, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Gary M. Reed and Jackie L. Reed, husband and wife, by Warranty Deed from Raymond Matthew Carlisle and Sharon Juanita Carlisle, husband and wife, dated August 3, 2015 and recorded on August 6, 2015, of record in Instrument No. 20150806-0078456, Register's Office for Davidson County, Tennessee.

☒This is improved property located at: **413 East Palestine Avenue, Nashville, TN 37115**

This conveyance is made subject to 1) Property taxes for the year **2021** a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee 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 27th day of September, 2021.

GRANTOR:

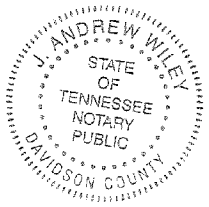
Gary M. Reed

Jackie L. Reed

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Gary M. Reed and Jackie L. Reed, 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 27th day of September, 2021.



Notary Public
My Commission expires: NOV 0 8 2021

CERTIFICATE OF AUTHENTICITY

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or 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 9-27, 2021.

Affiant
Date: November 5, 2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 5 day of November 2021.

Notary Public

My Commission Expires: 11/5/2024

JESSICA FRENKEL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY