BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 760814 DEEDWARR
11/24/2021 03:09:26 PM 2 pgs
Fees: $13.00 Taxes: $1,165.50

20211124-0156489

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$315,000.00~~

Affiant

SUBSCRIBED AND SWORN ~~TO BEFORE ME, THIS~~ 23rd DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 4/27/2025

(AFFIX SEAL)

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth Erwin	Kenneth Erwin	
(NAME)	(NAME)	
P.O. Box 69	P.O. Box 69	054-09-0-026.00
(ADDRESS)	(ADDRESS)	
Dripping Springs, TX 78620	Dripping Springs, TX 78620	
(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, **SUSAN ADAMSON, EXECUTOR OF THE ESTATE OF RONALD W. FOSTER**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KENNETH ERWIN, UNMARRIED,** 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:

Land in Davidson County, Tennessee, being part of Lot No, 9 on the Plan of Life & Casualty Insurance Company's Subdivision of Dabbs and Elliott's Property, Known as Dupontouia, as of record in Book 843, page 56, Register's Office for said County, being Tract "D" on the resubdivision of said lot, described according to a survey made by Cantrell and Greek, Surveyors, October 9, 1940, as follows:

Beginning in the center of an unnamed street, at the southwest corner of the property conveyed to S. A, Givens et ux, by deed from Lewis R, Mefford et ux, of record in Book 1279, page 253, Register's Office for Davidson County, Tennessee; thence with the center of said street, Southwardly 100 feet to the Northwest corner of the property conveyed to J. 0. Ellis et ux, by deed from Lewis R. Mefford et ux, of record in Book 1179, page 194, Register's Office for Davidson County, Tennessee; thence with the Ellis' northerly line, Eastwardly 247.3 feet; thence Northwardly 100 feet to Givens Southeast corner; thence with Givens' southerly line, westwardly 246.9 feet to the beginning.

Being the same property conveyed to Ronald W. Foster and wife, Martha J. Foster: and Elden T. Green and wife, Mary E. Green by Warranty deed from William H. Woods and wife, Sally B. Woods of record in Book 5159, page 53, Register's Office for Davidson County, Tennessee, dated June 02, 1977 and recorded on June 14, 1977.

Being the same property conveyed to Ronald W. Foster and wife, Martha J. Foster by Quitclaim deed from Elden T. Green and wife, Mary E. Green of record in Book 5956, page 729, Register's Office for Davidson County, Tennessee, dated October 27, 1982 and recorded on October 29, 1982.

Martha J. Foster having since died in January of 2015 leaving the property to Ronald W. Foster as surviving tenant by the entirety. Ronald W. Foster having since died on August 20, 2021. Probate of his last will and testament was opened in Docket No. 21P2021 in the Seventh Circuit Probate Court for Davidson County, Tennessee. Pursuant to his will, this property is part of his probate estate and is vested in Susan Adamson, Executor. Additionally, an order approving the sale of said real estate was entered into the record under Docket No. 21P2021 on November 19, 2021.

Being also known as 214 Anthony Ave Old Hickory, Tennessee 37138.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x unimproved property, known as 214 Anthony Ave, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 23 day of November, 2021

ESTATE OF RONALD W. FOSTER

BY: Susan Adamson

SUSAN ADAMSON, EXECUTOR

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Susan Adamson with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that she is Executor of The Estate of Ronald W. Foster, and who further acknowledged that she is authorized by The Estate of Ronald W. Foster to execute the within instrument as Executor of The Estate of Ronald W. Foster.

Witness my hand and official seal this 23rd day of November, 2021.

Commission expires: 10/2/23

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY