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

BOX 10-A

Name and Address of New Owner:
Andrew Blayton and Elizabeth Blayton
126 Harpeth Valley Road
Nashville, TN 37221

Send Tax Bills To:
Andrew Blayton and Elizabeth Blayton

Karen Johnson Davidson County
Batch# 761234 **DEEDWARR**
11/24/2021 03:25:36 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00

20211124-0156516

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 127 16 0 016.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **William W. Foriest and Merle L. Foriest**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Andrew Blayton and Elizabeth Blayton,** "the Grantees," the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 61 ON THE MAP OF BELLEVUE MANOR, OF RECORD IN BOOK 3600, PAGES 32 AND 33, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 61 FRONTS 136.34 FEET ON THE SOUTHEASTERLY SIDE OF HARPETH VALLEY ROAD AND EXTENDS BACK 336.07 FEET ON THE SOUTHWESTERLY LINE AND 337.74 FEET ON THE NORTHEASTERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 136.35 FEET THEREON.

Being the same property conveyed to William W. Foriest and wife, Merle L. Foriest by Warranty Deed from Clarence Siegrist and wife, Bertha M. Siegrist, of record in Book 4226, page 592, Register's Office for Davidson County, Tennessee, dated April 05, 1968. William W. Foriest died, vesting title solely in Merle L. Forest as the surviving tenant by the entirety. Merle L. Forest died July 8, 2021. Gary Franklin Foriest and Audrey Sue Tosh and William Wade Foriest and James Ronald Foriest are the heirs at law of Merle L. Forest (a/k/a Merle Lorene Foriest) as shown in Affidavits of Heirship recorded simultaneously herewith. #20211124-0156513, 20211124-0156514, 20211124-0156515

Being the same property conveyed to William W. Foriest and wife, Merle L. Foriest by Deed from Clarence Siegrist and wife, Bertha M. Siegrist of record as (book) 4226 / (page) 592 in the Register's Office for Davidson County, Tennessee, dated April 5, 1968 and recorded on April 11, 1968.

Being also known as 126 Harpeth Valley Road, Nashville, TN 37221/ Parcel No. 127 16 0 016.00

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 19th day of November, 2021.

Gary Franklin Foriest (SEAL)
Gary Franklin Foriest

William Wade Foriest (SEAL)
Wiliam Wade Foriest

(SEAL)
James Ronald Foriest

(SEAL)
Ashley Sue Tosh

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of November, 2021, before me personally appeared Gary Franklin Foriest and 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 19th day of November, 2021.

Notary Signature
My commission expires:

NIRAJ VANMALI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of November, 2021, before me personally appeared Audrey Sue Tosh and 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 19th day of November, 2021.

Notary Signature
My commission expires:

NIRAJ VANMALI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of November, 2021, before me personally appeared William Wade Foriest and 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 19th day of November, 2021.

Notary Signature
My commission expires: 3-8-22

NIRAJ VANMALI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of November, 2021, before me personally appeared James Ronald Foriest and 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 19th day of November, 2021.

Notary Signature
My commission expires: 3-8-22

NIRAJ VANMALI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $450,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
19th day of November, 2021.

Notary Public
My commission expires: 3-8-22
File No. 2021-3744

NIRAJ VANMALI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON