Karen Johnson Davidson County
Batch# 763395 DEEDWARR
11/30/2021 12:27:30 PM 3 pgs
Fees: $18.00 Taxes: $4,162.50
20211130-0158021

#36641A

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 211037851**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,125,000.00. Affiant Subscribed and sworn to before me, this 10th day of November, 2021. Notary Public My Commission Expires:

ALICE J. STEWART NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES JULY 26, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
James L. Shaub, III, Anna C. Russell, Joseph P. Russell 1611 7th Avenue North Nashville TN 37208	New Owner 1611 7th Avenue North Nashville, TN 37208	Tax Parcel ID No. 081-12-0-338.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Matthew Fosnot and Bethany R. Fosnot, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **James L. Shaub, III and Anna C. Russell, husband and wife and Joseph P. Russell as joint tenants with right of survivorship** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Tract 1 : Land in Davidson County, Tennessee , being the southerly 25 feet to Lot No. 122 on the Plan of North Nashville Real Estate Company's property as of record in Book 21 , Page 105 Register's Office for Davidson County, Tennessee said part of said Lot No. 122 fronts 25 feet on the westerly side of 1 7th Avenue North formerly Vine Street and runs back between parallel lines 160 feet to an alley.

Tract 2 : Land in Davidson County, Tennessee, being the northerly 25 feet of Lot No. 122 and the southerly 10 feet of Lot No. 124 on the Plan of North Nashville Real estate Company's property as of record in Book 21 , Page 105 Register's Office for Davidson County, Tennessee. Said northerly part of Lot No. 122 and the southerly part of Lot No. 124 front together 35 feet on the westerly side of 7th Avenue North , formerly Vine Street, and run back between parallel lines 160 feet to an alley.

INCLUDED BUT EXCLUDED from the above described Tract 2 is that southerly 10 feet of Lot No. 124 which has been developed into the Master Deed Establishing 1613 7th Ave Townhomes as shown of record in Instrument No. 20041115-0136919 as corrected by Scrivener's Affidavit of record in Instrument No. 20041122-0139584 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to MATTHEW FOSNOT AND BETHANY R. GALLANT, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by deed from FREDERICK HARDIN, of record in Instrument No. 20150626-0061575 , dated June 18, 2015 , said Register's Office.

Bethany R. Gallant having since married and is now known as Bethany R. Fosnot.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 081-12-0-338.00.

Matters shown on the Plan of record in Plat Book 21, page 105, said Register's Office.

Application to Combine Parcels of record in Instrument No. 20061030-0134235, said Register's Office.

Restrictive Covenants contained in instrument of record in Instrument No. 20071017-0123287, said Register's Office.

This is improved property located at 1611 7th Avenue North Nashville TN 37208

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 10th day of November, 2021.

Matthew Fosnot by Sam Coleman, his Attorney-in-Fact

Bethany R. Fosnot by Sam Coleman, her Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sam Coleman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Matthew Fosnot and Bethany R. Fosnot and that he is authorized by Matthew Fosnot and Bethany R. Fosnot to execute this instrument on their behalf.

Witness my hand, at office, this 10th day of November, 2021.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

TRUE COPY CERTIFICATION

I, George E. Mudter, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on 11/10/2021.

George E. Mudter, Jr.
Dated 11/10/2021

State of Tennessee
County of Davidson

Personally appeared before me, Stacy L. Thomas, a notary public for this County and State, George E. Mudter, Jr., who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Stacy L Thomas
Notary Public
Dated 11/10/2021

My commission expires 10/2/2023

