Karen Johnson Davidson County
Batch# 764780 DEEDWARR
12/01/2021 03:28:30 PM 3 pgs
Fees: $18.00 Taxes: $740.00
20211201-0159232

WARRANTY DEED

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/06/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Roland Ari Foster
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16 DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 1-6-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Roland Ari Foster and Katie Beth Foster	SEND TAX BILLS TO: Roland Ari Foster and Katie Beth Foster	MAP-PARCEL NUMBERS
(NAME) 1169 Peter Pond Road	(NAME) 1169 Peter Pond Road	03100005300
(ADDRESS) Ashland City, TN 37015	(ADDRESS) Ashland City, TN 37015	
(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, **Dennis C. Roberson and Lisa Dianne Roberson, Husband and Wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Roland Ari Foster and Katie Beth Foster, Husband and Wife**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Certain real estate in Davidson County, Tennessee, described as follows: Beginning at a point in the center of Lickton Pike at the northwest corner of the property conveyed to Glenn C. Mowery by deed of record in Book 1344, Page 60, said Register's Office; thence with Mower's northerly line South 73 degrees 39 minutes 57 seconds East 285.00 feet to a point; thence North 1 degree 05 min 46 sec East 100.00 feet to a point in Ezra Thornton's southerly line; thence North 73 degrees 39 minutes 57 seconds West 385.00 feet to a point in the center of Lickton Pike; thence with the center of said pike, South 1 degree 05 minutes 46 seconds West 100 feet to the point of beginning.

Being the same property conveyed to Dennis C. Roberson, by virtue of that certain Special Warranty Deed dated August 18, 2008, and being of record at Instrument No. 20080829-0089102 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at the Register of Deeds Office for Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 4805 Lickton Pike Whites Creek, TN 37189
unimproved
(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 16th day of November, 2021.

Dennis C. Roberson

Lisa Dianne Roberson

Lisa Dianne Roberson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Dennis C. Roberson and Lisa Dianne Roberson**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 16th day of November, 2021.

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/06/2025
DAVIDSON COUNTY

Notary Public
My Commission Expires: 1-6-25

Certificate of Authenticity

I, Holly A. Mason, 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 November 16th, 2021.

Affiant Signature

11/16/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 16 day of November, 2021.

Notary's Signature (Notary Seal)

My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY