Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
21-0729

Karen Johnson Davidson County
Batch# 779054 DEEDWARR
12/22/2021 04:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20211222-0169534

STATE OF TENNESSEE,
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th day of December, 2021

Notary Public

Commission Expires: 12-18-23

SHERI ENGEL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Natalie Anne Swann 307 Calle Guaymas ~~3217 Knobview Drive~~ ~~Nashville, TN 37214~~ San Clemente, CA 92672	Legends Bank 318 N. First St. Clarksville, TN 37040	084-12-0-145.00

WARRANTY DEED

FOR AND IN 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/WE, **Linda Foust Williamson and Deborah Foust Barnard, Co-Executrixes of The Estate of Mildred Marks Foust and Linda Foust Williamson and Deborah Foust Barnard as the devisees of the Last Will and Testament of Mildred Marks Foust** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Natalie Anne Swann and Andrew Swann, wife and husband

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 lot No. 4 on the Plan of Nob Hill, as of record in Book 2663, Page 31, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

SAID Lot No. 4 fronts 210 feet on the westerly side of Knobview Drive, and extends back 197.7 feet on the northerly line and 199.2 feet on the southerly line to a dead line, measuring 210 feet thereon.

BEING the same property conveyed to Raymond N. Foust and wife, Mildred M. Foust by Warranty Deed from Charlie Bradley, Carl Fry, E. E. Anderson, Wesley Pickel, Carl Gessler, James Edwards, George Barnett, Martin Garrett and James Sherman, Trustees of Andrew Price Memorial Methodist Church, dated 6/28/1966 and recorded 7/13/1966 in Book 4035, Page 514, Register's Office for Davidson County, Tennessee.

The said Raymond N. Foust a/k/a Raymond Nelson Foust died testate on January 4, 2004, and pursuant to his Last Will and Testament filed 243004 in Docket No. 04P-223 in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division), he devised his estate to The Foust Trust for the benefit of his wife, Mildred Marks Foust.

The said Mildred M. Foust a/k/a Mildred Marks Foust died testate on August 14, 2020, with her Last Will and Testament being filed 7/23/2020 in Docket No. 20P-1027 in the Circuit Court for Davidson County, Tennessee (Probate Division). Per Order to Probate, Linda Foust Williamson and Deborah Foust Barnard were appointed as Co-Executrixes.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record;

(2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3217 Knobview Drive, Nashville, TN 37214.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 16th day of December, 2021.

Estate of Mildred Marks Foust

By: Linda Foust Williamson
Linda Foust Williamson, Executrix

Linda Foust Williamson

By: Deborah Foust Barnard
Deborah Foust Barnard, Executrix

Deborah Foust Barnard

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Linda Foust Williamson and Deborah Foust Barnard, Executrixes of Estate of Mildred Marks Foust** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 16th day of December, 2021.

KIM GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 20, 2024

Kim Graves
Notary Public
My Commission Expires: 8.20.24

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Linda Foust Williamson and Deborah Foust Barnard,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 16th day of December, 2021.

KIM GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 20, 2024

Kim Graves
Notary Public
My Commission Expires: 8.20.24

I, Sheri Engel, 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 this 20th day of December, 2021

Sheri Engel

Dated 12/20/21

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Sheri Engel who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 20th day of December, 2021

My commission expires: 1-28-24

Notary Public

Dana Thomas
State of Tennessee Notary Public
Maury County