G#35451-2

BOX #14

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $595,000.00

Kathy Goodson
AFFIANT

SUBSCRIBED AND SWORN TO ME ON 01/20/2022

Jeffrey S. Benz
NOTARY PUBLIC

MY COMMISSION EXPIRES July 3, 2023

JEFFREY S. BENZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 793801 DEEDWARR
01/21/2022 10:33:14 AM 2 pgs
Fees: $13.00 Taxes: $2,201.50

20220121-0008043

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2021-5082

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Divan Bezuidenhout and Emily Boynton Bezuidenhout	PNC Bank, N.A.	061-08-0-141.00
4607 Medora Ave	P. O. Box 771021	
Nashville, TN 37216	Chicago, IL 60677	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Foster Investment Group, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Divan Bezuidenhout and Emily Boynton Bezuidenhout, Husband and Wife

HEREINAFTER CALLED THE GRANTEE(S), 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, State of Tennessee, described as follows, to wit:

Being Lot No. 7 on the map of Mrs. A. J. McGanghey's Subdivision of Tract No. 2, Second Haysboro Subdivision, as of record in Book 843, Page 71, Register's Office for said County.

Said Lot No. 7 fronts 100 feet on the Westerly side of Medora Street and extends back between parallel lines 300 feet to a dead line, measuring 100 feet thereon.

TOGETHER with a Shared Driveway Easement of record in Instrument No. 20210827-0116177, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ewell William Pulley and wife, Everne Moore Pulley, by Warranty deed from John C. Dodson and wife, Evelyn M. Dodson, of record in Book 1536, Page 565, Register's Office for Davidson County, Tennessee, dated July 07, 1947 and recorded on October 18, 1947.

Said Ewell William Pulley became deceased in June 2001, vesting Everne Moore Pulley as surviving tenant. Said Everne Moore Pulley became deceased on October 8, 2020, survived by William Michael Pulley, Howard Benjamin Pulley and Brenda Susan Pulley Corn. Affidavit of Heirship of record in Instrument No. 20210804-0104846, said register's office- Affiant is Linda Turner Ray.

Being the same property conveyed to Foster Investment Group, LLC, a Tennessee limited liability company by Warranty deed from William Michael Pulley, Brenda Susan Pulley Corn and Howard Benjamin Pulley, being the heirs at law of Everne Moore Pulley of record in Instrument No. 20210827-0116176 Register's Office for Davidson County, Tennessee, dated August 27, 2021 and recorded on August 27, 2021. Being also known as 4607 Medora Ave Nashville, Tennessee 37216. Property address being provided for informational purpose only.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 4607 Medora Ave Nashville, TN 37216

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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,

Witness my hand on January 20, 2022.

Foster Investment Group LLC, a Limited Liability Company

Patrick Scott Foster, Member

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned, a Notary Public of said County and State, personally appeared Patrick Scott Foster, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of Foster Investment Group, LLC, the within named bargainor, a Tennessee limited liability company, and that as such Member executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this January 20, 2022.

Notary Public

My Commission Expires: 9/20/2025

CHERYL D BOLANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 2021-5082

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027