Karen Johnson Davidson County
Batch# 798532 DEEDWARR
02/01/2022 01:41:30 PM 3 pgs
Fees: $18.00 Taxes: $2,164.50
20220201-0011676

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $585,000.00.

Affiant

Subscribed and sworn to before me, this 14th day of January, 2022.

Notary Public

My commission expires: 4/1/23

(Notary Stamp)

Gregory D. Vadner
State of Tennessee
Notary Public
Sumner County

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
174 Saundersville Rd, Ste 102, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Dave Barberi and Jean Barberi	Dave Barberi and Jean Barberi	092-02-0-345.00
1052 Wilshire Way	1052 Wilshire Way	
Brentwood, TN 37027	Brentwood, TN 37027	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Patrick Foster, a married man

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Jean Barberi and David Barberi, wife and husband

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

All that certain lot or parcel of land situated in the County of Davidson, State of Tennessee, and being more particularly described as follows:

Being the south part of an unnumbered tract lying between Lots 8 and 9 on the plat of Bransford Realty Co.'s Subdivision of certain lots in E. T Holman's Subdivision, of record in Book 421 , Page 90, RODCT, and further described according to survey by John B. Kohl, III, dated 11/30/83, as follows:

Beginning at a point in the northerly margin of Heffernan Street, now known as Meharry Boulevard, said point being the southwesterly corner of Lot No. 8 on said plan; thence with the westerly line of Lot No. 8 N. 177.73 feet to a point in the southerly margin of an alley; thence, with the margin of said alley west 32.83 feet to a point in the southeasterly margin of the I-40 right of way; thence with the margin of said I-40 right of way southwest 17.92 feet to a point in the easterly line of Lot No. 9 on said plan; thence with the easterly line of Lot No. 9 S 171.93 feet to a

point in the northerly margin of said Meharry Boulevard; thence, with said northerly margin east 50 feet to the point of beginning.

Being the same property conveyed to Patrick Foster, a married man by Warranty deed from Daniel Pitchford and wife, Amy Pitchford of record in Instrument No. 201805170047262 Register's Office for Davidson County, Tennessee, dated May 15, 2018 and recorded on May 17, 2018. This was never a primary residence.

This is improved property known as **2416 Meharry Blvd., Nashville, TN 37208.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.
2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 14th day of January, 2022.

Patrick Foster

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Patrick Foster, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 14th day of January, 2022.

Notary Public
My Commission Expires: 3/6/2024

TAMIKA M. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MARCH 6, 2024

SolomonParks File No. 21-000570-526

SP 11/2015

Tennessee Certification of Electronic Document

I, Gregory Vadner, 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 1/14/2022 (date of document).

Affiant Signature

1/21/22
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 21 day of Jan., 2022.

Notary's Signature

MY COMMISSION EXPIRES: 4/23/2025

NOTARY'S SEAL

Crystal Johnson
State of Tennessee Notary Public
Sumner County

202202010011676