Karen Johnson Davidson County
Batch# 811012 DEEDWARR
02/24/2022 11:29:30 AM 4 pgs
Fees: $23.00 Taxes: $1,295.00
20220224-0021129

WARRANTY DEED

SIEBMAN-H22030

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 6-19-2023

STATE OF Tennessee
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 11th DAY OF February, 2022.

(Affix Seal) Notary Public

My Commission Expires:

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Jack Young Zeglovitch and Samantha Danielle Siebman	Ameris Bank 1800 Parkway Place., Ste 820 Marietta,	73-12-61
2413 Dundee Lane	1800 Parkway Place, Suite 820	
Nashville, TN 37214	Marietta, GA 30067	

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 consideration, the receipt of which is hereby acknowledged, I/we, SCOTT ALLEN FOSTER AND TRAVIS WAYNE FOSTER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto JACK YOUNG ZEGLOVITCH AND SAMANTHA DANIELLE SIEBMAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 168 on the Plan of Section I, Sunset View, as of record in Book 2331, Page.

Said Lot No. 168 fronts 85 feet on the Southerly side of Dundee Lane and runs back 212.9 feet on the westerly line and 216.5 feet on the easterly line, to a deadline in the rear, measuring 85 feet thereon.

Being the same property conveyed to Travis Ray Foster and wife, Sarah S. Foster by deed from Lemuel E. Edwards and wife Betty N. Edwards of record in Book 3993, Page 321, recorded on 03/03/1966, Register's Office for Davidson County, Tennessee.

Travis Ray Foster having died on 12/28/2018, leaving Sarah S. Foster as surviving tenants. Sarah S. Foster as surviving tenant. Sarah Singleton Foster having died on 01/15/2021 - Probate, Last Will & Testament, and other closing estate filed in Docket #21P872. Davidson County Probate Court. Will devised property to Scott Allen Foster and Travis Wayne Foster.

This conveyance is made subject to restrictions of record in Book 2492, Page 307, as approved by instrument in Book 2492, Page 631.

( ) unimproved
This is (X) improved property known as 2413 Dundee Lane, Nashville, Tennessee 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 GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this 11th day of February, 2022 :

~~Scott Allen Foster~~

Travis Wayne Foster

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Rhonda M Hannah, a Notary Public in and for said County and State, the within named ~~SCOTT ALLEN FOSTER AND~~ TRAVIS WAYNE 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 executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner County, Tennessee, this 11th day of February, 2022.

~~Notary Public~~

My Commission Expires: _____

RHONDA M. HANNAH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-19-2023

Witness my/our hand(s) this 11th day of February, 2022 :

Scott Allen Foster

~~Travis Wayne Foster~~

STATE OF ~~Tennessee~~ Florida

COUNTY OF ~~SUMNER~~ Osceola

Personally appeared before me, Erik Ruscette, a Notary Public in and for said County and State, the within named SCOTT ALLEN FOSTER ~~AND TRAVIS WAYNE 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 executed the within instrument for the purposes therein contained. Witness my hand and official seal at Celebration, Florida, this 11th day of February, 2022.

Notary Public

My Commission Expires: 07/31/2025

ERIK RUSCETTE
MY COMMISSION # HH 157147
EXPIRES: July 31, 2025
Bonded Thru Notary Public Underwriters

Tennessee Certification of Electronic Document

I, Rhonda Hannah, 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 2/11/22 (date of document).

Affiant Signature

2/14/22
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 14 day of Feb, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3/28/23

NOTARY'S SEAL

