Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
3200 West End Avenue, Suite 500
Nashville, TN 37203
TN BPR # 11639
P 615.414.1368 F 615.915.4964

Karen Johnson Davidson County
Batch# 848198 DEEDWARR
04/29/2022 11:28:18 AM 2 pgs
Fees: $13.00 Taxes: $1,147.00
20220429-0049972

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $310,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of APRIL, 2022.

Notary Public
My commission expires:

VIRGINIA DESJARLAIS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

Address of New Owner:	Send Tax Bills to:	Tax Information
SIMON BEXON 214 CUMBERLAND TRACE NASHVILLE, TN 37206	New Owner	073 16 0A 214.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Foster Family Rentals, GP,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Simon J. Bexon and Trevor Bexon, as joint tenants with right of survivorship,** hereinafter called the Grantees, its successors 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 Unit 214, Cumberland Trace, as shown on plat of record in Plat Book 5200, Page 724, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a part of the same property conveyed to Foster Family Rentals, GP, by Warranty Deed from Kerry D. Fuqua, Burton L. Fuqua, and Troy C. Fuqua, of record in Instrument No. 20141217-0115429, in the Register's Office of Davidson County, Tennessee, dated December 11, 2014 and recorded on December 17, 2014.

This property is improved property known as 214 CUMBERLAND TRACE, NASHVILLE, TN 37214.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

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, its heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised and possessed of

said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, its 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 27 day of APRIL, 2022.

BRIAN G. FOSTER, PARTNER

Acknowledgment

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRIAN G. FOSTER, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that s/he executed the within instrument for the purposes therein contained and that s/he is the PARTNER of FOSTER FAMILY RENTALS, GP, and as the PARTNER of FOSTER FAMILY RENTALS, GP has authority to so act.

Witness my hand and seal this 27 day of APRIL, 2022.

Notary Public
Commission expiration date: 11/08/22

BRIAN PAYNE
STATE
(SEAL)
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON