Karen Johnson Davidson County
Batch# 856167 DEEDWARR
05/16/2022 02:03:30 PM 4 pgs
Fees: $23.00 Taxes: $1,618.75
20220516-0056149

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of TN
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $437,500.00

Affiant Signature

Subscribed and sworn to before me on this the 5 Day of May, 2022

Notary Public
My Commission expires: _____

MEGAN DUPRIEST
TENNESSEE NOTARY PUBLIC
My Comm Exp. 5/24/2025
COUNTY OF WILLIAMSON

NAME AND ADDRESS OF PROPERTY OWNER:
Nolan Foran
508 Shady Oak Dr,
Nashville, TN 37217

SEND TAX BILLS TO:
Nolan Foran
508 Shady Oak Dr,
Nashville, TN 37217

MAP AND PARCEL NUMBER: Tax ID #: 11903016600

WARRANTY DEED
22NT00577

Effective the____ Day of March, 2022 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Beverly D. Hills, An Unmarried Person

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Nolan Foran, unmarried man

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit:

Being Lot No. 93 on the Plan of Hill - N Dale, Section Two, as of record in Plat Book 4175, Page 5, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property as conveyed to Beverly D. Hills, An Unmarried Person by Warranty Deed from Gary R. Ungar and Wife, Karen J. Ungar dated 08/21/2001 recorded 09/05/2001 in Book NA, Page NA, as Document Number 20010905-0096125, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Deed Book 4206, page 106, Register's Office for said County.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is an improved property commonly known as: 508 Shady Oak Dr, Nashville, TN 37217-1417

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 29th day of April, 2022.

Beverly Diane Hills by Raymond Dale Carpenter, Attorney-In-Fact

Beverly Diane Hills by Raymond Dale Carpenter, Attorney-in-Fact

State of Tennessee
County of Davidson

On this 29 day of April, 2022, before me personally appeared **Raymond Dale Carpenter**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Beverly Diane Hills**, and who acknowledged that she executed the same as the free act and deed of **Beverly Diane Hills**.

Witness my hand, at office, this 29 day of April 2022.

Notary Public
My Commission expires:

DELANA R. STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Witness our hands this the 29 day of April, 2022.

Beverly Diane by Reck C. Carpenter Attorney-in-Fact

Beverly Diane Hills by Reck Clark Carpenter, Attorney-in-Fact

State of Tennessee
County of Davidson

On this 29 day of April, 2022, before me personally appeared **Reck Clark Carpenter**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Beverly Diane Hills**, and who acknowledged that she executed the same as the free act and deed of **Beverly Diane Hills**.

Witness my hand, at office, this 29 day of April, 2022.

Notary Public
My Commission expires:

DELANA R. STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Certificate of Authenticity

I, Joshua A. Terry, 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 4/29/22.

Affiant Signature

5/6/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/6/22.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON