WARRANTY DEED

Karen Johnson Davidson County
Batch# 866966 DEEDWARR
06/03/2022 10:28:24 AM 2 pgs
Fees: $13.00 Taxes: $1,652.42

20220603-0064172

BS-CMR-22-1218

I. DYKE TATUM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $446,600.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MAY, 2022.

Notary Public I. Dyke Tatum

MY COMMISSION EXPIRES: 5/5/2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kris Hamid	**Kris Hamid**	
(NAME)	(NAME)	**061-08-0-109.00**
1218 Littonwood Dr.	**9010 Chardonnay Tract**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	**Franklin, TN 37067**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **DARLENE M. FOSTER,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KRIS HAMID,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land located in the 11th Civil district of Davidson County, Tennessee, being Lot No.42 of Section 3, McGaughey Heights, as of record in Book 1835, page 120, Register's Office for said county.

Said Lot No.42 fronts 82.9 feet on the Southerly side of Littonwood Drive and extends back 200 feet on the Westerly line and 203.5 feet on the Easterly line to a deed line, measuring 115.3 feet thereon.

Being the same property conveyed to Huston E. Foster and wife, Reita W. Foster by Warranty deed from Mary Frances Scott, unmarried of record in Book 5730, page 461, Register's Office for Davidson County, Tennessee, dated April 04, 1981 and recorded on April 08, 1981.

Huston E. Foster died on or about June 6,1982 and wife Reita W. Foster died testate on or about July 25, 1999, leaving Darlene Michele Foster as her heir at law. Last Will and Testament of record in Docket No. 00P-451, Probate Court for Davidson County, Tennessee.
Affidavit of Heirship showing that Darlene M. Foster is the sole heir at law recorded Instrument No:20031106-0163055, Register's Office for Davidson County, Tennessee.

**Said property is not the primary residence of the Grantor.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 1835, Page 120 and Book 1835, Page 58, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2104, Page 189, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Subject to 2022 property taxes and all subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1218 Littonwood Dr., Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, 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(S), 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 the 31st DAY OF MAY, 2022.

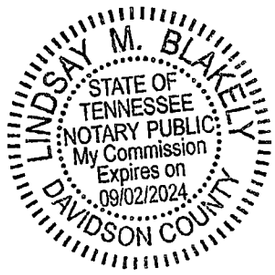
Darlene M. Foster

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DARLENE M. FOSTER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of May, 2022.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212