Karen Johnson Davidson County
Batch# 906478 DEEDWARR
08/23/2022 08:46:30 AM 3 pgs
Fees: $18.00 Taxes: $2,312.50
20220823-0094880

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $625,000.00.

Affiant

Subscribed and sworn to before me this 19th day of August, 2022.

Notary Public
My Commission Expires: 10/2/23

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

2022-415

Address of New Owner:	Send Tax Bills to:	Tax Information:
Andrew Foust and Melissa Foust	New owners	
7324 River Bend Road		141-12-0C-038.00-CO
Nashville, TN, 37221		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Phyllis Childs, an unmarried woman,

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

Andrew Foust and Melissa Foust, husband and wife,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of River Bend, a Planned Unit Development of record in Plat Book 6900, Page(s) 504 and 505, inclusive, as amended by Surveyor's Certificate of Correction of record in Book 7465, Page 833, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sam Foust and wife, Phyllis Foust by Warranty Deed from Michael R. Burch and wife, Elizabeth H. Burch of record in Book 9826, Page 217, Register's Office for Davidson County, Tennessee, dated October 11, 1995 and recorded on October 12, 1995.

Being the same property conveyed to Phyllis Childs, an unmarried woman by Quitclaim Deed from Sam Foust, an unmarried man and Phyllis Childs, formerly knowns as Phyllis Foust, an unmarried woman, who acquired title as husband and wife of record in Instrument No. 20131004-0104600 Register's Office for Davidson County, Tennessee, dated August 26, 2013 and recorded on October 04, 2013.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **7324 River Bend Road, Nashville, TN 37221.**

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; and we do covenant with the 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, 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 GRANTEES, 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 our hands this 19th day of August, 2022.

Phyllis Childs

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 Phyllis Childs, 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.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of August, 2022.

Notary Public – Ryan J. Alspaugh
My Commission Expires: 09/20/2025

RYAN J. ALSPAUGH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 8/19/2022.

D. Shayne Adair

8/22/2022
Date

STATE OF TENNESSEE
STATE OF DAVIDSON

Sworn to and subscribed before me this 22 day of August, 2022.

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

April D Wideman
Notary Public
My Commission Expires: 03/07/2026