WARRANTY DEED

BRIAN D MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-03-2023

R-KW-22-321

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF SEPTEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES:

Karen Johnson Davidson County
Batch# 923845 **DEEDWARR**
09/30/2022 11:20:57 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20220930-0108080

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)
Stephen Alexander Kornblee	**First National Bank of Middle Tennessee**	
(NAME)	(NAME)	**074-08-0-157.00**
321 Bonnahurst Dr.	**200 East Main St**	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	**McMinnville, TN 37110**	
(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, **MELISSA DANISE JARAMILLO, EXECUTRIX OF THE ESTATE OF COLLETTE M. FOSTER,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STEPHEN ALEXANDER KORNBLEE, A SINGLE MAN,** 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 in Davidson County, Tennessee, being Lot No. 751 on the Plan of Hermitage Hills, Section Seven, of record in Book 3300, Pages 62 and 63, Register's Office for Davidson County, Tennessee.

Said Lot No. 751 fronts 85 feet on the southwesterly side of Bonnahurst Drive and extends back 178.1 feet on the northwesterly line and 205.9 feet on the southeasterly line to a dead line, measuring 65.8 feet thereon.

Being the same property conveyed to Richard D. Foster and wife, Collette D. Foster by Warranty Deed from Wayne Douglas Cantrell and wife, Ann F. Cantrell of record in Book 4140, page 764, Register's Office for Davidson County, Tennessee, dated June 09, 1967 and recorded on June 13, 1967.

Richard D. Foster died on March 08, 2021 leavinig Collette D. Foster sole surviving tenant by the entirety. The said Collette D. Foster having since died on or about July 02, 2021.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- All matters shown on the Plan of record in Plat Book 3300, Page (s) 62-63, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3399, Page 446 and amended in Book 3404, Page 165, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **321 Bonnahurst Dr., Hermitage, Tennessee 37076**.

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 23rd DAY OF SEPTEMBER, 2022.

The Estate of Collette M. Foster

BY: Melissa Danise Jaramillo
Melissa Danise Jaramillo
Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MELISSA DANISE JARAMILLO, EXECUTRIX of the THE ESTATE OF COLLETTE M. FOSTER, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 23rd of September, 2022.

Brian D. Mitchell
Notary Public
My Commission Expires: _____
(SEAL)

BRIAN D MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2023

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