Karen Johnson Davidson County
Batch# 938322 DEEDWARR
11/04/2022 03:50:30 PM 5 pgs
Fees: $28.00 Taxes: $1,776.00
20221104-0119294

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $480,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4th DAY OF November, 2022

Notary Public

MY COMMISSION EXPIRES: 7/15/26 (AFFIX SEAL)

KIM KERN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nathaniel I. Foust and Jeana Foust	New Owner	
(NAME)	(NAME)	
1707 Porter Rd.		072 16 0 082.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **ROGER KEY, MERRY GREEN, DELANO KEY, BAMBI HOUSE, KAMARON KEY, TAJ GREEN, KELSEY KEY, RYAN KEY AND WALLACE HOUSE, III**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NATHANIEL I. FOUST AND JEANA FOUST, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Lot No. 1 on the Plan of Peerman Heights of record in Plat Book 2133, Page 3, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Derrick R. Coley and wife, Ruby J. Coley, by Warranty Deed from Barbara A. Boleyjack, of record in Book 8412, Page 458, in the Register's Office for Davidson County, Tennessee, dated August 1, 1991 and recorded on August 2, 1991. Warranty Deed Re-recorded in Book 8437, Page 14. Said Derrick R. Coley died on September 14, 2019, leaving Ruby J. Coley as sole surviving tenant by the entirety. Ruby J. Coley died testate on June 11, 2022. Roger Key, Merry Green, Delano Key, Bambi Key nka Bambi House, Kameron Key, Taj Green, Kelsey Key, Ryan Key and Wallace House, III are the devisees under the Will of Ruby J. Coley probated under Docket No. 22P1361, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division. Roger Key and Merry Green as Co-Executors join in to convey any interest the estate may have.

This was not the principal place of residence for the Grantors.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1707 Porter Rd., Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 28th day of October, 2022.

Roger Key

ROGER KEY

Roger Key - Co Executor

ROGER KEY, CO-EXECUTOR

STATE OF Florida
COUNTY OF Pinellas

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

Witness my hand and official seal this 28th day of October, 2022.

Commission expires: 10/22/2024

Raynna Brodzinski

Notary Public

RAYANNA BRODZINSKI
Notary Public - State of Florida
Commission # HH 056346
My Comm. Expires Oct 22, 2024
Bonded through National Notary Assn.

STATE OF Florida
COUNTY OF Pinellas

Personally appeared before me, the undersigned notary public, Roger Key with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Co-Executor of The Estate of Ruby J. Coley, and who further acknowledged that he is authorized to execute the within instrument as Co-Executor.

Witness my hand and official seal this 28th day of October, 2022.

Commission expires: 10/22/2024

Raynna Brodzinski

Notary Public

RAYANNA BRODZINSKI
Notary Public - State of Florida
Commission # HH 056346
My Comm. Expires Oct 22, 2024
Bonded through National Notary Assn.

Witness my hand this 1st day of November, 2022.

MERRY GREEN

MERRY GREEN, CO-EXECUTOR

DELANO KEY, BY: MERRY GREEN, ATTORNEY IN FACT

KAMARON KEY, BY: MERRY GREEN, ATTORNEY IN FACT

TAJ GREEN, BY: MERRY GREEN, ATTORNEY IN FACT

KELSEY KEY, BY: MERRY GREEN, ATTORNEY IN FACT

RYAN KEY, BY: MERRY GREEN, ATTORNEY IN FACT

WALLACE HOUSE, III, BY: MERRY GREEN, ATTORNEY IN FACT

BAMBI HOUSE, BY: MERRY GREEN, ATTORNEY IN FACT

STATE OF Illinois
COUNTY OF Cook

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

Witness my hand and official seal this 1st day of November, 2022.

Commission expires:
07/22/2024

OFFICIAL SEAL
Lloyd Lett
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 7/22/2024

Notary Public

STATE OF Illinois
COUNTY OF Cook

Personally appeared before me, the undersigned notary public, Merry Green with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Co-Executor of The Estate of Ruby J. Coley, and who further acknowledged that she is authorized to execute the within instrument as Co-Executor.

Witness my hand and official seal this 1st day of November, 2022.

Commission expires:
07/22/2024

OFFICIAL SEAL
Lloyd Lett
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 7/22/2024

Notary Public

STATE OF Illinois
COUNTY OF Cook

On this 1st day of ~~October~~ November, 2022, before me personally appeared Merry Green, to me known to be the person who executed the foregoing instrument on behalf of Bambi House, Delano Key, Kamaron Key, Taj Green, Kelsey Key, Ryan Key and Wallace House, III and acknowledged that she executed the same as the free act and deed of Delano Key, Kamaron Key, Taj Green, Kelsey Key, Ryan Key and Wallace House, III.

WITNESS my hand and seal this 1st day of November, 2022.

Notary Public

MY: COMMISSION EXPIRES: 07/22/2024

OFFICIAL SEAL
Lloyd Lett
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 7/22/2024

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 10/28/22 - 11/1/2022.

Affiant Signature

11/4/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11/4/2022.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON