Karen Johnson Davidson County
Batch# 946525 DEEDWARR
12/01/2022 01:07:30 PM 3 pgs
Fees: $18.00 Taxes: $2,330.63
20221201-0125896

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-4836

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $629,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of November, 2022

Notary Public

Commission Expires: 7/6/24

SUSAN L HEINRICH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Joshua Craig Rairigh and Jessica Fike Rairigh 5620 Cedar Rock Drive Nashville, TN 37211	Address of New Owner	172-10-0A-014.00-CO

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, I/WE,

Kathryn Pitts Forster and Matthew Stevens Forster, wife and husband

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joshua Rairigh and Jessica Rairigh, 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. 14 on the Plan of a Cluster Lot Development Brentwood Cove, Revision 3 SUBD-98S-432G of record in Plat at Instrument No. 20000911-0089688, as revised in Instrument No. 20010201-0009801, 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 Matthew Stevens Forster, an unmarried man and Kathryn Brennan Pitts, an unmarried woman, as joint tenants with right of survivorship by Warranty deed from Tina Nacarato, N/K/A Tina Eisner and husband, David Eisner of record in Instrument No. 20160829-0090288 Register's Office for Davidson County, Tennessee, dated August 25, 2016 and recorded on August 29, 2016.

Being the same property conveyed to Kathryn Pitts Forster and Matthew Stevens Forster, wife and husband by Quitclaim deed from Matthew Stevens Forster, an unmarried man and Kathryn Brennan Pitts, an unmarried woman, as joint tenants with right of survivorship of record in Instrument No. 20191115-0118127 Register's Office for Davidson County, Tennessee, dated October 31, 2019 and recorded on November 15, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5620 Cedar Rock Drive, Nashville, TN 37211

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 so 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.

Dated this the 29th day of November, 2022.

Kathryn Pitts Forster

Matthew Stevens Forster

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 29th day of November, 2022, before me personally appeared Kathryn Pitts Forster and Matthew Stevens Forster, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

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

Notary Signature
My commission expires: 7/6/26

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

- **The text of a certification of an electronic document must be in the following form.**

  I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 11/29/2022 **(date of document).**

  Kirsten Virden

  Affiant Signature

  Date: 11/29/2022

  State of Tennessee

  County of Davidson

  Sworn to and subscribed before me this 29 **day of** November, **2**022.

  Rachel Marie Collins

  Notary Signature

  MY COMMISSION EXPIRES: 3.6.2024

  Notary's Seal (if on paper)

  RACHEL MARIE COLLINS
  STATE OF TENNESSEE NOTARY PUBLIC
  COUNTY OF CHEATHAM