This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027



STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $360,000.00.

Madelyn Gmiz
Affiant

Subscribed and sworn before me this the 29th day of December, 2022.

Notary Public
My commission expires: 9-6-26

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jennifer Courtney Davenport	CapStar Bank	181-14-A 114.00
8617 Altesse Way	2002 Richard Jones Road, Ste A300	
Brentwood, TN 37027	Nashville, TN 37215	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JAMES GARRETT FOUST AND ELISE MARIE FOUST, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JENNIFER COURTNEY DAVENPORT, AN UNMARRIED WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 148 on the Plan of The Villas at Concord Place, as shown on Exhibit "A-1" to the Second Supplemental Declaration to Declaration of Protective Covenants, Conditions and Restrictions and Easements for the Villas at Concord Place of record in Instrument No. 20060731-0092350, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Elise Marie Foust and James Garrett Foust, wife and husband, by deed dated 02/12/2020, from Elise Foust, formerly known as Elise Huehner, of record in Instrument No. 20200212-0016281, Register's Office for said County.

Also being the same property conveyed to Elise Huehner, an unmarried woman, by deed dated 08/17/2015, from Mary Elizabeth Carlisle, now known as Mary Wiley, and John Wiley, of record in Instrument No. 20150818-0083009, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 8617 Altesse Way, Brentwood, TN 37027.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Karen Johnson Davidson County
Batch# 956494 DEEDWARR
12/30/2022 09:47:52 AM 2 pgs
Fees: $13.00 Taxes: $1,332.00
20221230-0133851

Witness my hand this the 29 day of December, 2022.

James Garrett Foust by Elise Marie Foust as Attorney in Fact

James Garrett Foust
BY: Elise Marie Foust as Attorney-in-Fact

Elise Marie Foust

STATE OF TENNESSEE
COUNTY OF Williamson

On this 29 day of December, 2022, before me, the undersigned Notary Public in and for said County and State, personally appeared Elise Marie Foust with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of James Garrett Foust by Specific POWER OF ATTORNEY dated 12/21/2022, and who acknowledged that he executed the same as the free act and deed of James Garrett Foust.

Witness my hand and official seal this 29 day of December, 2022.

My commission expires: 9/21/26

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Elise Marie Foust, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29 day of December, 2022.

My commission expires: 9/21/26

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY