This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-20199-LV

Karen Johnson Davidson County
Batch# 968411 DEEDWARR
02/07/2023 01:57:30 PM 3 pgs
Fees: $18.00 Taxes: $740.00
20230207-0008955

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $200,000.00.

Katherine B. Smith
Affiant

Subscribed and sworn to before me, this the 3rd day of February, 2023.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 11-6-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Michael Carver and Heather Carver 3635 Baxter Road Nashville, TN 37080	Address of new owner	008 00 0 094.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Laura Lyn Fosbinder, married**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Michael Carver and Heather Carver, husband and wife**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 2 on the Alice T. Baxter Farm, shown on a map by Parrish Engineers, dated June 14, 1966, described as follows:

Beginning at a point in the center of Baxter Road, at the common corner of Tract 1 and 2; thence with the line between said Tracts, South 2 degrees 46 minutes West, 830.6 feet to a point in the rear line of Tract 5; thence with the line between Tracts 2 and 5, North 26 degrees 04 minutes West 137 feet to a corner of Lots 4 and 5; thence with the line between Tracts 2 and 4, North 21 degrees 14 minutes West 355.1 feet to a corner of Tract 3 and 4; thence with the line between Tracts 2 and 3, North 3 degrees 46 minutes East 400 feet to the centerline of Baxter Road; thence with the centerline of the same, South 84 degrees 38 minutes East 205 feet to the point of beginning, containing 3 acres more or less.

Being the same property conveyed to Laura Lyn Fosbinder, unmarried by Warranty Deed from Michele L. Coon, unmarried of record as Instrument No. 20020607-0069502 in the Register's Office for Davidson County, Tennessee, dated May 30, 2002 and recorded on June 7, 2002.

Kim Fosbinder joins this conveyance for the express purpose of relinquishing all her right, title and interest to said property, marital or otherwise.

This is improved property located at: **3657 Baxter Road, Joelton, TN 37080.**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said

taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of February, 2023.

GRANTOR:

Laura Lyn Fosbinder

Kim Fosbinder

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Laura Lyn Fosbinder and Kim Fosbinder, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 3rd day of February, 2023.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

202302070008955

- 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 2/3/23 (date of document).

Kirsten Virden

Affiant Signature

Date: 2/3/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3RD day of February 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

