WARRANTY DEED

Karen Johnson Davidson County
Batch# 971484 DEEDWARR
02/16/2023 11:37:30 AM 4 pgs
Fees: $23.00 Taxes: $4,162.50
20230216-0011331

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,125,000.00

Marie E. Annon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14th DAY OF FEBRUARY, 2023.

Sharon Fernandez
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SHARON FERNANDEZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

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
Matthew Jarrod Foust and Christine Elizabeth Foust	Same	
(NAME)	(NAME)	146 07 0 054.00
4903 Stillwood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(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, **KEVIN MONTGOMERY, TRUSTEE OF THE 4903 STILLWOOD DRIVE TRUST, U/A/D AUGUST 11, 2022**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MATTHEW JARROD FOUST AND CHRISTINE ELIZABETH 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:

SEE ATTACHED EXHIBIT "A"

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 4903 Stillwood Drive, Nashville, TN 37220
(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 14th day of February, 2023.

4903 STILLWOOD DRIVE TRUST

BY: _____

KEVIN MONTGOMERY, TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Kevin Montgomery 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 Trustee of The 4903 Stillwood Drive Trust, and who further acknowledged that he is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal this 14th day of February, 2023.

Commission expires:

_____
Notary Public

ALEXIS CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXP. APRIL 23, 2025

EXHIBIT "A"

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of Homes at Farrell and Stillwood, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at Farrell and Stillwood, a Horizontal Property Regime, of record in Instrument Number 20220330-0037101, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to William Kenneth Wade, married, by Warranty Deed from Lois Emily Jordan Noel, married, of record in Instrument No. 20201229-0154021, in the Register's Office of Davidson County, Tennessee, dated December 23, 2020 and recorded on December 29, 2020.

Being part of the same property conveyed to Kevin Montgomery, Trustee of the 624 Farrell Pkwy Trust, dated March 16, 2021, by Quitclaim Deed from William Kenneth Wade, of record in Instrument No. 20210322-0037608, in the Register's Office of Davidson County, Tennessee, dated March 16, 2021 and recorded on March 22, 2021.

Being part of the same property conveyed to City Limits Construction, LLC, a Tennessee limited liability company, by Quitclaim Deed from Kevin Montgomery, Trustee of the 624 Farrell Pkwy Trust, dated March 16, 2021, of record in Instrument No. 20220520-0058611, in the Register's Office of Davidson County, Tennessee, dated May 18, 2022 and recorded on May 20, 2022.

Being the same property conveyed to Kevin Montgomery, Trustee of the 4903 Stillwood Drive Trust, U/A/D August 11, 2022, by Quitclaim Deed from City Limits Construction, LLC, a Tennessee Limited Liability Company, of record in or Instrument No. 20220812-0092002, in the Register's Office of Davidson County, Tennessee, dated August 11, 2022 and recorded on August 12, 2022.

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 2/14/23 (date of document).

Regina Sullo
Affiant Signature

2/16/23
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 16 day of February, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

