Karen Johnson Davidson County
Batch# 972919 DEEDWARR
02/22/2023 10:33:40 AM 3 pgs
Fees: $18.00 Taxes: $1,383.80
20230222-0012456

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $374,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF FEBRUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 1/8/2024
(AFFIX SEAL)

BRIANA GAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Marissa Felton	new owner	Parcel ID: 071-08-0-148.00-000 and
(NAME) 511 Norton Avenue	(NAME)	
(ADDRESS) 37207 Nashville, TN ~~37027~~	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Joshua D. Mincin and wife, Courtney Cimmino**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Marissa Felton, an unmarried woman,** 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:

A certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 128, on the Plan of Section One, Joywood Heights of record in Plat Book 1130, Page 91, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Brian G. Foster and wife, Mary B. Foster from Roy A. Austin and Betsy Renee Austin, as husband and wife by Warranty Deed dated August 31, 2015 and recorded on September 2, 2015 in Instrument No. 20150902-0089555, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Brian G. Foster and wife, Mary B. Foster a 50% undivided interest, and Roger Dart Livingston, Jr., a 50% undivided interest from Brian G. Foster and wife, Mary B. Foster by Quitclaim Deed dated December 5, 2016 and recorded on December 12, 2016 in Instrument No.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-BR-23-511

20161212-0129740, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Mary Foster, LLC and Roger Dart Livingston, Jr., married from Brian G. Foster and wife, Mary B. Foster and Roger Dart Livingston, Jr. married by Warranty Deed dated June 29, 2018 and recorded on July 11, 2018 in Instrument No. 20180711-0067118, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Mary Foster, LLC from Roger Dart Livingston, Jr. married by Quitclaim Deed dated August 31, 2020 and recorded on September 1, 2020 in Instrument No. 20200901-0099340, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to OfferPad (SPVBorrower1), LLC, a Delaware limited liability from Mary Foster, LLC by Warranty Deed dated September 30, 2021 and recorded on October 7, 2021 in Instrument No. 20211007-0135138, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Joshua D. Mincin and wife, Courtney Cimmino from OfferPad (SPVBorrower1), LLC, a Delaware limited liability by Warranty Deed dated November 22, 2021 and recorded on December 7, 2021 in Instrument No. 20211207-0161946, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 511 Norton Avenue, Nashville, TN ~~37027~~ 37207

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 our hands this 17th day of February, 2023

Joshua D. Mincin

Courtney Cimmino

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Joshua D. Mincin and wife, Courtney Cimmino, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th day of February, 2023.

Notary Public

My Commission Expires: 2/24/26

(SEAL)

AUDRA C. DAVIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02-24-2026
RUTHERFORD COUNTY