THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF WILSON
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P23-5626-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 335.000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF MARCH, 2023 Notary Public MY COMMISSION EXPIRES: 4/26/25 (AFFIX SEAL)

JASON C. NGUYEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Marshall Foster		
4202 Harding Pike #202	same	103160G20200CO
Nashville, TN 37205		
(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, **Sandra Gray, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Thomas Marshall Foster, unmarried man**

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 Unit 202, together with the appurtenant interest in the common elements of Brookfield Condominium, a horizontal property regime established by Master Deed, of record in Book 6976, page 887, Register's Office for Davidson County, Tennessee.
Together with the easements, restrictive covenants, conditions and regulations imposed upon and relating to the Units in Brookfield Condominium Horizontal Property Regime including all interests in and to the Common Elements contained in the above-referenced Master Deed as well as the By-Laws appended thereto, along with all applicable amendments, which are incorporated herein.

Being the same property conveyed to Sandra Gray by Warranty deed from Ted Wilson of record in Instrument No. 20010822-0090514 Register's Office for Davidson County, Tennessee, dated August 15, 2001 and recorded on August 22, 2001.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **4202 Harding Pike #202, Nashville, TN 37205**

Karen Johnson Davidson County
Batch# 979814 DEEDWARR
03/13/2023 11:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20230313-0018008

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 the 10 day of March, 2023.

Sandra Gray

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sandra Gray,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 10 day of March, 2023.

My Commission expires: Jan 8, 2024

Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Jameika Jones, 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 3/10/2023.

Date

Jameika Jones
Affiant Signature

03/13/2023
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 13th day of March, 20 23.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)