THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
5107 Maryland Way
Brentwood, TN 37027
P23-13857-BW

Karen Johnson Davidson County
Batch# 980854 DEEDWARR
03/15/2023 10:50:55 AM 2 pgs
Fees: $13.00 Taxes: $717.80

20230315-0018700

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 194,000.00.

Janice Collins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF March, 2023

Kim Murray
Notary Public

MY COMMISSION EXPIRES: 3/7/26

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry R. Foster		
5400 Hearthstone Ln	New Owner	108-03-0-149.00
Brentwood, TN 37027		
(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, **Doug Williams, Successor Trustee of the Carole Ann Daugherty Revocable Trust U/A/D June 22, 2006**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Larry R. Foster, unmarried**

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 Lot No. 53B Zone Lot Division of Lots 49 and 50, a resubdivision of Lots 35 and 42 through 50, Section 5, Patio Villa, as of record in Book 6250, Page 451, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Carole Ann Daugherty, Trustee of the Carole Ann Daugherty Revocable Living Trust dated June 22, 2006 by Warranty deed from Carole Ann Daugherty, a single woman of record in Instrument No. 20060804-0095885 Register's Office for Davidson County, Tennessee, dated June 22, 2006 and recorded on August 04, 2006.

Being the same property conveyed to Carole Ann Daugherty Revocable Trust U/A/D June 22, 2006 by Quitclaim deed from Carole Ann Daugherty, Trustee for the Carole Ann Daugherty Revocable Trust U/A/D June 22, 2006 of record in Instrument No. 20220215-0017266 Register's Office for Davidson County, Tennessee, dated February 10, 2022 and recorded on February 15, 2022.

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 improved property known as **3071 Casa Drive, Nashville, TN 37214**

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 13th day of March, 2023.

Carole Ann Daugherty Revocable Trust U/A/D June 22, 2006

BY: Doug Williams, Successor Trustee

Doug Williams, Successor Trustee

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Doug Williams, Successor Trustee of the Carole Ann Daugherty Revocable Trust U/A/D June 22, 2006,** 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 he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 13th day of March, 2023.

My Commission expires: 9/2/24

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY