THIS INSTRUMENT WAS PREPARED BY & return to

Bankers Title & Escrow Corporation
5107 Maryland Way
Brentwood, TN 37027
P23-13996-BW

Karen Johnson Davidson County
Batch# 1017671 DEEDWARR
06/22/2023 10 15 31 AM 2 pgs
Fees $13 00 Taxes $998 63

20230622-0047326

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 269,900 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF June, 2023

Notary Public

MY COMMISSION EXPIRES 9/2/24

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Michael Maren		
3071 Casa Dr	New Owner	108-03-0-149.00
Nashville, TN 37214		
(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, **Larry R. Foster, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael Maren, a single 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 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 A Daugherty, unmarried by Special Warranty deed from Federal National Mortgage Association, a corporation of record in Book 9355, page 678, Register's Office for Davidson County, Tennessee, dated May 16, 1994 and recorded on May 24, 1994

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

Being the same property conveyed to Larry R Foster, unmarried by Warranty from Doug Williams, successor trustee of the Carole Ann Daugherty Revocable Trust UAD June 22, 2006 of record as Instrument Number 20230315-0018700, Register's Office for Davidson County, Tennessee, dated March 13, 2023 and recorded on March 15, 2023

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 Dr, 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 20 day of June, 2023.

Larry R Foster

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 **Larry R. Foster,** 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 20 day of June, 2023

My Commission expires 9/2/24

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY