Karen Johnson Davidson County
Batch# 1021724 DEEDWARR
06/30/2023 03 14 51 PM 2 pgs
Fees $13 00 Taxes $2,331 00

20230630-0050347

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $630,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME THIS THE 27th day of June, 2023

(Affix Seal) Notary Public

My Commission Expires 7/6/26

APRIL N. BENNETT STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 07/06/2026 DAVIDSON COUNTY

2023-05-963

THIS INSTRUMENT WAS PREPARED BY ~~and PLEASE RETURN TO~~

Return to
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-P-23-2035

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners.	Send Tax Bills To	Tax ID#.
Sara Gooden 2035 Greenwood Avenue Nashville, TN 37206	NEW OWNER	Map/Parcel 083-03-0-061 00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Patrick A. Foster and Kelly Foster, Trustees of the Foster Revocable Trust, dated December 16, 2013** (incorrectly referred to in the prior deed as the Revocable Trust, dated December 16, 2023) hereinafter called the GRANTORS, have bargained and sold, and by these presents do hereby transfer and convey unto **Sara Gooden, an unmarried woman,** hereinafter called the GRANTEE, her heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee, being the Easterly 53 feet of Lot No. 6 on the Plan of Revised Plan of Sharpe and Horn's Fifth Addition of record in Plat Book 332, Page 70, in the Register's Office for Davidson County, Tennessee.

Said Part of Lot No. 6 Fronts 53 feet on the Northerly Side of Greenwood Avenue and runs back between parallel lines 181.7 feet to an Alley.

Being the same property conveyed to Patrick A. Foster and Kelly Foster, Trustees of the Revocable trust Dated December 16, 2013, and any amendments thereto by Warranty deed from Haley J. Price NKA Haley J. Devlin and Brandon Devlin, wife and husband of record in Instrument No. 20180723-0071757 Register's Office for Davidson County, Tennessee, dated July 20, 2018 and recorded on July 23, 2018. Scrivener' s Affidavit recorded on August 07, 2018 in Instrument 20180807-0077741, Scrivener's Affidavit of record on 6/30/23 in Instrument 20230630-0050340

This conveyance is subject to the following: Metropolitan Nashville property taxes for the year 2023, and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 2035 Greenwood Avenue, Nashville, TN 37206 .

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, heir hers and assigns forever, and the GRANTORS, do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and they do further covenant and bind themselves, their successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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

Effective the 27th day of June, 2023:

Foster Revocable Trust, dated December 16, 2013

By: Patrick A Foster, Trustee
Patrick A Foster, Trustee

By: Kelly Foster, Trustee
Kelly Foster, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Patrick A. Foster and Kelly Foster, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Trustees of the Foster Revocable Trust, dated December 16, 2013, the within bargainor, and that they as such Trustees, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing their names Trustees of the Foster Revocable Trust, dated December 16, 2013.

Witness my hand, at office, this 27th day of June, 2023:

Notary Public

My commission expires: 5/24/2025

ALLISYN G PINKSTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-24-2025