Karen Johnson Davidson County
Batch# 1025852 DEEDWARR
07/13/2023 12:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20230713-0053764

(Notary Stamp)	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $415,000.00. Affiant Subscribed and sworn to before me, this 11th day of July, 2023. Notary Public My commission expires: 3/6/24

KELLY SLAGLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
LHI-LTC, LLC
9175 Carothers Pkwy, Suite 110, Franklin, TN 37067

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Jeffrey C. Fosnes and Margot L. Fosnes	New Owners	097 02 0A 025.00
1090 Riverwood Village Blvd.		
Hermitage, TN 37076		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

The Manuel and Milagros Pascual Living Trust date September 6, 2017

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Margot Lynne Fosnes and Jeffrey Carl Fosnes, Wife and Husband

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Villages of Riverwood, Phase One, Section One, Revision One, of record in Instrument No. 20080723-0075577 and a Surveyor's Certificate of Correction of record in Instrument No. 20081105-0110185, Register's Office for said County, to which plan and certificate reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Manuel Baluyot Pascual and Milagros De Vera Pascual Trustees of the Manuel and Milagros Pascual Living Trust dated September 6, 2017, by Quitclaim Deed from Manuel Pascual and Milagros Pascual, of record in Instrument No. 20171106-0113888, in the Register's Office of Davidson County, Tennessee, dated September 07, 2017 and recorded on November 06, 2017.

Being the same property conveyed to Milagros Pascual and Manuel Pascual, by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation, of record in Instrument No. 20110531-0041424, in the Register's Office of Davidson County, Tennessee, dated May 26, 2010 and recorded on May 31, 2011.

This is improved property known as **1090 Riverwood Village Blvd., Hermitage, TN 37076.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 10th day of July, 2023.

The Manuel and Milagros Pascual Living Trust dated September 6, 2017

BY: M. B. Pascual
Manuel Baluyot Pascual, Trustee

BY:
Milagros De Vera Pascual, 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, Manuel Baluyot Pascual and Milagros De Vera Pascual, Trustees of The Manuel and Milagros Pascual Living Trust date September 6, 2017, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above, and subscribed their names above.

Witness my hand and official seal this 10th day of July, 2023.

Notary Public
My Commission Expires: 03/16/25

KEITH H. SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

LHI-LTC File No. 23-000042-670

SP 11/2015

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 7/10/23 (date of document).

Affiant Signature

7/13/23
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 13 day of July, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY