Karen Johnson Davidson County
Batch# 1048014 DEEDWARR
09/08/2023 02:30:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20230908-0070738

WARRANTY DEED

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF SEPTEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 11/2/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 23-0398

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Madeline B. Bouchard and Matthew Hughes	Bank of America, N.A.	Map: 05004002700 and 05004002800
(NAME) 1025 Due West Ave N.	(NAME) P.O. Box 650070	
(ADDRESS) Madison, TN 37115	(ADDRESS) Dallas, TX 75265-0070	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS ($250,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CHRISTINE S. FOSTER, UNMARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MADELINE B. BOUCHARD, UNMARRIED AND MATTHEW HUGHES, UNMARRIED,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

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. Nos. 65 & 66 on the unrecorded plan of Due West Valley Acres located in the 11th Civil District of Davidson County, Tennessee, more described as follows:

Beginning at a point in the southerly margin of Due West Avenue said point being 1297.55 feet, more or less, from the easterly margin of Dickerson Road and being the common boundary line between Lot No. 64 and 65; thence east with said Due West Avenue 200 feet to a point, said point being the common boundary line between Lots 66 & 67; thence in a southerly direction 214.4 feet to a point; thence in a westerly direction 205.32 feet to a point, said point being the easterly boundary line of Lot 64; thence in a northerly direction with said boundary line 227.2 feet to the point of beginning.

Being the same property conveyed to Jack Foster and Christine S. Foster, husband and wife, by deed from Cathy R. Wheat, married woman, of record in Instrument No. 20171227-0131413, dated December 21, 2017, Register's Office for said County. The said Jack Foster died April 1, 2019, and title vested in Christine S. Foster as surviving tenant by the entirety.

This conveyance is made subject to: (1) 2023 taxes, which have been prorated and assumed by the Grantees; (2) Shared Driveway Easement and Maintenance Agreement of record in Instrument No. 20191106-0114582, in the Register's Office for Davidson County, Tennessee; (3) Joint Driveway Easement of record in Book 4769, Page 728, in the Register's Office for Davidson County, Tennessee; (4) Sanitary Sewers and/or Storm Drainage Easement Agreement of record in Book 7974, Page 246 and Book 7974, Page 250, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1025 & 0 Due West Ave N, Madison, TN 37115
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 7th day of September, 2023.

Christine S. Foster

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 Christine S. Foster, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 7th day of September, 2023.

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

11/2/24

Certification of Recorded Documents

I, Julia Wyatt, 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 September 7, 2023.

(AFFIANT) Julia Wyatt

09/07/2023
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 7th day of September, 2023.

My commission expires: 11/2/26

Notary Public

JAMIE C POLK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY