This Instrument Prepared by and Return to
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $405,000 00.

Affiant

Karen Johnson Davidson County
Batch# 1063606 DEEDWARR
10/23/2023 09 25 14 AM 2 pgs
Fees $13 00 Taxes $1,498 50

20231023-0082710

Subscribed and sworn b
20th day of October

Notary Public
My commission expires 9-6-24

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner.	Send Tax Bill to	Tax Information
Samantha Chao and William Erwin	Movement Mortgage, LLC	083-01-0 441 00
3175 Mission Street Apt 201	8024 Calvin Hall Road	
San Francisco, CA 94110	Indian Land, SC 29707	

For and in consideration of the sum of ten and no/100 dollars ($10 00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ESTATE OF CLIFFORD S FOSTER, BREA FOSTER, PERSONAL REPRESENTATIVE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to SAMANTHA CHAO AND WILLIAM ERWIN, WIFE AND HUSBAND, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows

Land in Davidson County, Tennessee, being Lot 21, on the Plan of Petway's Subdivision, of Lot No 7 on the Hobson Property, as of record in Plan Book No 2, Page 42, Chancery Court at Nashville, to which plan reference is here made for a more complete description

Being the same property conveyed to Clifford S Foster and wife, Carolyn L Foster, and Albert McFarland, unmarried, as joint tenants with right of survivorship, by Warranty Deed dated 07/29/1987, from Homer Ray Beliles, a married person (joined by his spouse, H Maria Beliles), of record in Book 7314, Page 696, Register's Office for Davidson County, Tennessee

The said Albert McFarland having since died on November 20, 1989
The said Carolyn L Foster having since died on June 29, 2010
The said Clifford S Foster ("Decedent") having since died testate on January 2, 2023 According to Decedent's Last Will and Testament filed 08/03/2023 in Docket No 23P1367 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) Brea Foster was named as the sole devisee of Decedent's real property, and according to Order Admitting Will to Probate filed 08/03/2023 in Docket No 23P1367 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), Brea Foster was appointed as Personal Representative The Property is also being conveyed pursuant to T C A §30-2-402 as set forth in Agreed Order Granting Petition to Sell Real Property and Approve Contract entered 10/03/2023 in Docket No 23P1367 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division)

Subject to all Easements and Restrictions of record

THIS IS IMPROVED PROPERTY KNOWN AS 1019 Petway Ave , 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 Grantees, their heirs, successors and/or assigns, forever Grantors covenant with Grantees that Grantors 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 Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 my hand this the 20 day of October 2023

Estate of Clifford S. Foster

BY: _____
Brea Foster as Personal Representative

_____
Brea Foster

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Brea Foster, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon HER oath acknowledged HERSELF to be the PERSONAL REPRESENTATIVE of the within named bargainor, the Estate of Clifford S. Foster, and that SHE, as such PERSONAL REPRESENTATIVE, executed the foregoing instrument for the purposes therein contained by signing the name of the Estate of Clifford S Foster by the said Brea Foster as such PERSONAL REPRESENTATIVE

Witness my hand and official seal this 20 day of October 2023.

My commission expires: 9/21/26

_____
Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Brea Foster, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20 day of October 2023.

My commission expires. 9/21/26

_____
Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY