THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 1074229 DEEDWARR
11/21/2023 11:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20231121-0090569

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Garrett Foster and Molly Foster 600 McMurray Drive Nashville, TN 37211	Churchill Mortgage Corporation 1749 Mallory Lane, suite 100 Brentwood, TN 37027	161-03-0-123.00

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Adrienne M. Ciuba and Theodore M. Ciuba, II, wife and husband**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Garrett Foster and Molly Foster, husband and wife**, hereinafter called the Grantees, their heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of McMurray Park of record in Plat Book 5050, Page 89, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Adrienne M. Ciuba and Theodore M. Ciuba, II, wife and husband by Warranty Deed from Jane Oberhellmann and Stephanie Hewgley, as joint tenants with right of survivorship, both unmarried to of of record in Instrument No. 20160706-0068863, dated July 1, 2016 and recorded July 6, 206, Register's Office for Davidson County, Tennessee.

This property is commonly known as 600 McMurray Drive, Nashville, TN 37211*
*Note that a street address is not, and is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 20TH **day of November, 2023:**

Adrienne M. Ciuba

Theodore M. Ciuba II

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 **Adrienne M. Ciuba** and **Theodore M. Ciuba II,** the bargainors, 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.

Witness my hand and official seal, this 20 day of **November, 2023:**

Notary Public

My Commission Expires: 5/9/2026

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MAY 9TH, 2026

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$410,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 20th DAY OF **November, 2023**:

Notary Public

My Commission Expires: 06.14.25

FAITH L LOWE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Melanie Judd *(custodian's name)*, 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 November 20, 2023. *(date of document)*.

Custodian's Signature — 11/20/2023 date

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 20th day of November 2023.

Notary Public

MY COMMISSION EXPIRES: 06/14/25

FAITH L LOWE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY