Return To:
LIONSGATE TITLE & ESCROW, LLC
2721 Fairview Blvd, Ste 102
Fairview, TN 37062



State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$185,000.00.**

Affiant

Subscribed and sworn to before me, this the 27 day of November, 2023.

Notary Public

My commission expires: 3-24, 2027
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1075406 DEEDWARR
11/27/2023 12:38:30 PM 3 pgs
Fees: $18.00 Taxes: $684.50
20231127-0091442

THIS INSTRUMENT WAS PREPARED BY:
LIONSGATE TITLE & ESCROW, LLC
2721 Fairview Boulevard, Suite 102
Fairview, TN 37062

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
LEE MCNUTT	New Owner2	177-00-0-019.00
4531 GOEN WAY		
LAS VEGAS, NV 89121		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ADAM BLAKE FORESTER AND WIFE, ELIZABETH A. FORESTER

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

LEE MCNUTT

HEREINAFTER CALLED THEIR GRANTEE, HIS HEIR AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot(s) 9, as shown on the map entitled Fox Hollow Farms, of record in Book 9700, page 292 and corrected by Surveyor's Certificate of Correction of record in Book 103711, page 516, Register's Office for Davidson County, Tennessee and located on the West side of State Route 96 and being more particularly described as follows:

Beginning at a point at the most northwest corner of Fox Hollow at a southerly corner with Robert F. Stamps' property of record in Will Book 151, page 413, Register's Office for Davidson County, Tennessee; thence with said Stamps' southerly line, South 88 deg. 54' 42", East 680.00 feet to a point at the northwest corner of Lot No. 8; thence, South 04 deg. 04' 14", East 466.84 feet to a point; thence South 76 deg. 41' West 130.00 feet to a point; thence with the northeasterly line of Lot No. 10, North 55 deg. 13' 28" West, 719.37 feet to a point in the East line of Stamps'; thence with Stamps' line, North 02 deg. 30' 12", East 98.36 feet to a point of beginning , and more fully described on Exhibit "A" to the Declartion of Protective Covenants, Conditions and Restrictions of record in Book 8960, page 252, revised by Exhibit "A" to Amendment No. 1 to the Declartion of Protective Covenants, Conditions and Restrictions for Fox Hollow Farms of record in Book 9048, page 590 and further revised by Exhibit "A" to Amendment No. 3 to the Declarations of Protective Covenants, Conditions and Restrictions for Fox Hollow Farms of record in Book 9137, page 784, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to ADAM BLAKE FORESTER AND WIFE, ELIZABETH A. FORESTER, by deed from BRYCE ALEXANDER AND WIFE, CYNDI ALEXANDER, of record in Instrument No. 20211216-0166198, dated December 10, 2021, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is unimproved property known as 104 Fox Hunt Pt, Nashville, TN 37221.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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.

Witness my/our hand(s) this 27th day of November, 2023.

ADAM BLAKE FORESTER

ELIZABETH A. FORESTER

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, the within named, **ADAM BLAKE FORESTER AND WIFE, ELIZABETH A. FORESTER,** with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 27th day of November, 2023.

Notary Public
My Commission Expires: 3-24-2027

CAROL H. PROSSER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Emily Prophet, 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 11.27.23 (date of document).

Affiant Signature

11.27.23

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 27 day of November, 2023.

Notary's Signature

MY COMMISSION EXPIRES: June 21, 2025

Notary's Seal

