Karen Johnson Davidson County
Batch# 1103837 DEEDQC
02/22/2024 02:52:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240222-0012300

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MDS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jon M. Foster and Laura C. Foster, Co-Trustees 202 Deer Park Drive Nashville, TN 37205	Same	116 09 0 087.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, JON M. FOSTER and LAURA C. FOSTER, husband and wife (collectively, the "Grantor"), hereby quitclaim and convey unto JON M. FOSTER and LAURA C. FOSTER, CO-TRUSTEES OF THE 202 DEER PARK DRIVE COMMUNITY PROPERTY TRUST, their successors in trust and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party all of their right, title, and interest in that certain real property in Davidson County, Tennessee more particularly described as follows:

Tract No. 1:

Being Lot numbered "Thirty-Eight" in A. M. Bransford's Subdivision of Lots Nos. 29, 30, 31, 32, 33, 34 and 45 in First Belle Meade Subdivision as of record in Book 421, page 139, of the Register's Office for Davidson County, Tennessee. Said Lot No. 38 fronts 200 feet on the easterly side of the Harding Road, and extends back in an easterly direction between lines 212 feet on its southerly margin and 220 feet on its northerly margin in Deer Park Drive in said plan, measuring 200 feet on said Deer Park Drive.

Tract No. 2:

Being Lot numbered "Thirty-Seven" in A. M. Bransford's Subdivision of Lots Nos. 29, 30, 31, 32, 33, 34 and 45 in First Belle Meade Subdivision as of record in Book 421, page 139, of the Register's Office of Davidson County, Tennessee. Said part of Lot No. 37 fronts 240 feet on the easterly side of Harding Road and runs back easterly between lines 222 feet more or less on the north line and 220 feet more or less on the south line to Deer Park Drive and measures 150 feet on said Deer Park Drive.

Being the same property conveyed by deed of record as Instrument No. 20160531-0054288 in the Register's Office o Davidson County, Tennessee.

This is property known as 203 Deer Park Drive, Nashville, Tennessee 37205.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 22nd day of February, 2024.

JON M. FOSTER

LAURA C. FOSTER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Jon M. Foster and Laura C. Foster, 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, at office, as of this 22 day of February, 2024.

MICHELE KRISTIANNE TOUCHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires March 3, 2026

Notary Public
My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me, this 22 day of February, 2024.

MICHELE KRISTIANNE TOUCHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires March 3, 2026

Notary Public
My Commission Expires:_____

36021676.2

Tennessee Certification of Electronic Document

I, Adam Harrer, 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 Feb 22, 2024 (date of document).

Affiant Signature

02/22/2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22 day of February, 2024.

Emerald S. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

