Karen Johnson Davidson County
Batch# 1131866 DEEDWARR
05/07/2024 12:02:30 PM 3 pgs
Fees: $18.00 Taxes: $2,737.63
20240507-0033550

WARRANTY DEED

DONNA L SAVAGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 12-08-2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $739,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of May, 2024

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
William H. Foster and Lindsey M. Foster	NEW OWNER	126-16-A-313
(NAME)	(NAME)	
7517 Woodstream Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20240693

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **John P. Shorter and Tonya M. Shorter, formerly Tonya Fuqua, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **William H. Foster and Lindsey M. Foster, husband and wife,** 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. :

Certain real property situate in the 23rd Civil District of Davidson County, Tennessee, and described as follows:

Being Lot No. 244 on the Plan of Riverwalk Phase 2C, of record in Instrument No. 20040130-0011799, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Tonya Fuqua by Warranty Deed from Shane Williams and Margaret P. Williams, aka Margaret P. Guillemette, husband and wife, dated 09/28/2017 and filed of record in Instrument No. 20171122-0119902, Register's Office for Davidson County, Tennessee.

Tonya Fuqua and Tonya M. Shorter are one and the same person.

RESTRICTIONS:

This conveyance is made subject to Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions, and Restrictions for and the By-Laws appended thereto, of record in Instrument Nos. 20011105-0121083; 20020424-0050565; 20040430-0049313; 20040506-0051985 and 20061214-0154502, Register's Office for said County; Rights of others in and to common areas and/or elements, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Also subject to:

Easement appearing of record in Book 787, page 7; Book 513, page 396; Book 751, page 375; Book 4205, page 194 and Book 4226, page 715, Register's Office for said County.

Transmission line easement appearing of record in Book 4257, page 647, Register's Office for said County

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record Instrument Nos. 20021125-0145984; 20040812-0097619; Book 7526, page 315; Book 7526, page 318 and Book 7526, page 324, said Register's Office.

Declaration of road and utility access easements appearing of record in Instrument No. 20010706-0072536, said Register's Office.

Storm Water Detention Agreement of record Instrument Nos. 20021119-0143687; 20040318-0030734; 20040826-0103240 and 20010919-0101279, said Register's Office.

Quitclaim Deed to Riverwalk Homeowners Association, Inc., appearing of record in Instrument No. 20040827-0103644, said Register's Office.

PUD Boundary Plat Riverwalk Community, appearing of record in Instrument No. 20011024-0115969, said Register's Office.

Unimproved ☐

This is Improved ☒ property, known as 7517 Woodstream Drive, Nashville, TN 37221
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with tho appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 6th day of May, 2024.

John P. Shorter

Tonya M. Shorter, formerly Tonya Fuqua

STATE OF Tennessee)
County OF Williamson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, John P. Shorter and Tonya M. Shorter, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th of May, 2024.

Notary Public
My Commission Expires: 3/9/27

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 5/6/24.

Date

Affiant Signature

5/6/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 6 day of May, 2024.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

CASSIE ANNE STARLING
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 03-19-2025