Karen Johnson
Batch # 1146136
06/12/2024 08:32:11 AM
Fees: $13.00 Taxes: $1,757.50

Davidson County
DEEDWARR
2 pgs

20240612-0043872

Prepared by and return to:

5 Star Title of Tennessee, LLC
1616 Westgate Circle, Ste 227
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $475,000.00.

Affiant

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Subscribed and sworn to before me this 10th day of June, 2024.

Notary Public
My Commission Expires: 6-29-27

File No.: 2024-912

Address of New Owner:	Send Tax Bills to:	Tax Information:
David G. Foster	New Owner Same as owner	
5000 West Durrett Dr. Nashville, TN 37211		147-10-0-060-00

WARRANTY DEED

For and in 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, we

Austin Joseph McDaniel and Tenra Baylie Johnston McDaniel, husband and wife

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

David G. Foster, an unmarried man

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Part of Lot No. 305 on the Plan of Section Five, Caldwell Country Estates of record in Plat Book 3300, Page 16, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Included in the above description, but expressly excluded therefrom this conveyance, is that certain property conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 7088, Page 500, said Register's Office

Being the same property conveyed to Austin Joseph McDaniel, an unmarried man by Warranty Deed from James C. Osborne and Jennifer L. McMakin of record in Instrument No. 20151207-0123052 Register's Office for Davidson County, Tennessee, dated December 02, 2015 and recorded on December 07, 2015.

Being the same property conveyed to Austin Joseph McDaniel and Tenra Baylie Johnston McDaniel, husband and wife by Quitclaim Deed from Austin Joseph McDaniel, a married man of record in Instrument No. 20171006-0102812 Register's Office for Davidson County, Tennessee, dated October 02, 2017 and recorded on October 06, 2017.

This conveyance is subject to any and all restrictions and easements of record.

This is _X___ improved _____unimproved property and the address of the herein described property is believed to be 5000 West Durrett Drive, Nashville, TN 37211, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 and assigns, forever; and we do covenant with the said GRANTEES that we 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 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 GRANTEES, their 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 hands this 10th day of June, 2024.

Austin Joseph McDaniel

Tenra Baylie Johnston McDaniel

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 10th day of June, 2024, before me personally appeared Austin Joseph McDaniel and Tenra Baylie Johnston McDaniel, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 10th day of June, 2024.

Notary Signature
My commission expires: 01/17/2027+

