Karen Johnson Davidson County
Batch# 1151686 DEEDWARR
06/27/2024 10:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,905.50
20240627-0048304

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $515,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of June, 2024.

Notary Public

MY COMMISSION EXPIRES: 9/15/27

(AFFIX SEAL)

TINA SHINN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Scott Thomas Foster	New Owner	Tax ID 041 12 0 051.00
(NAME)	(NAME)	
3909 Oxbow Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, David Todd Bess and George William Bess, Devisees under the Last Will and Testament of Dorothy Frizzell Bess and David Todd Bess, Executor of the Estate of Dorothy Frizzell Bess, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Scott Thomas Foster and Sarah Elizabeth Rollison, 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:

Being Lot No. 81 on the Plan of Bellshire Estates, as of record in Book 2133, Page 112, Register's Office for said County, described as follows:

BEGINNING on the easterly margin of Oxbow Drive at the corner of Lot Nos. 81 and 82; thence with the line between said two lots easterly 253.5 feet to the northwest corner of a cemetery lot as shown on said plan; thence with the western boundary of said cemetery southerly 57.5 feet to the southwest corner of said cemetery; thence with the southern boundary line there of 48.5 feet; thence South 19 deg. 12' East 71.6 feet to the corner of Lot Nos. 80 and 81; thence with the line between said two lots, westerly 302.4 feet to the easterly margin of Oxbow Drive; thence with the margin of the same, northerly 160 feet to the beginning.

Being the same property conveyed to George B. Bess and wife, Dorothy F. Bess by deed from Clarence Blunkall and wife, Georgia G. Blunkall, dated January 15, 1962 and of record in Book 3342, Page 359, Register's Office, Davidson County, Tennessee. The said George B. Bess having since died January 25, 2015, leaving the subject property vested in Dorothy F. Bess surviving tenant by the entirety. The said Dorothy F. Bess having since died testate June 6, 2023. Pursuant to the Last Will and Testament of Dorothy Frizzell Bess, probated under Docket No. 24P383, Circuit Court of Davidson County, Tennessee, Probate Division, the subject property was devised to David Todd Bess and George William Bess.

This conveyance is subject to the following:

Any and all easements and minimum building setback lines of record.

Any and all matters and notes on plat of record in Book 2133, Page 112, Register's Office, Davidson County,

Tennessee.

Restrictive Covenants of record in Book 2294, Page 346 and Book 6399, Page 1, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 3909 Oxbow Drive, Nashville, TN 37207

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 25th day of June, 2024.

David Todd Bess, Individually and as
Executor of the Estate of Dorothy Frizzell Bess

George William Bess

STATE OF TENNESSEE

COUNTY OF Robertson

On this 25th day of June, 2024, before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared the within named David Todd Bess, th whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and further acknowledge that he is the Executor of the Estate of Dorothy Frizzell Bess, and are authorized to execute this instrument. Witness my hand this 25th day of June, 2024

My Commission Expires: 1-26-28

Notary Public

FRANKIE A. MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF ROBERTSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named David Todd Bess and George William Bess the bargainor(s), 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 this 25th day of June, 2024

My Commission Expires:

1-26-28

Notary Public

FRANKIE A. MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Certificate of Authenticity

I, Joshua A. Terry, 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 6/25/24.

Affiant Signature – Joshua A. Terry

6/26/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6/26/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27