Karen Johnson Davidson County
Batch# 1151793 DEEDWARR
06/27/2024 12:37:30 PM 3 pgs
Fees: $18.00 Taxes: $4,995.00
20240627-0048439

20241291R

Notarized online using audio-video communication

Dora Mobley
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19994008049
MY COMMISSION EXPIRES DECEMBER 10, 2027

STATE OF Colorado
COUNTY OF Delta
The actual consideration or value, whichever is greater, for this transfer is $1,350,000.00.

Affiant

Subscribed and sworn to before me, this the 25th day of June, 2024.

Notary Public

My commission expires: 12/10/2027

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Bethany Ann Dunn, Trustee	**New Owner**	**104-02-1O-003.00-CO**
1560 Pennell Ln		
Dyersburg TN 38024		

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

Mark Edward Foster, an unmarried man

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Bethany Ann Dunn, Trustee of The Bethany Ann Dunn Revocable Living Trust dated June 3, 2014

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 3 on the Plan of 3131 Parthenon Avenue, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20180918-0092419, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mark Edward Foster, an unmarried man by Warranty Deed from R2I, LLC, a Texas limited liability company of record in Instrument No. 20210415-0050285 Register's Office for Davidson County, Tennessee, dated March 24, 2021 and recorded on April 15, 2021.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (_X) unimproved (____) property known as 3131 Parthenon Avenue, C, Nashville, TN 37203.

[signatures appear on the following page]

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/OUR HANDS EFFECTIVE AS OF 25th day of June, 2024:

Mark Edward Foster

STATE OF Colorado)
)
COUNTY OF Delta)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Mark Edward Foster, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 25th day of June, 2024.

My Commission Expires: 12/10/2027

Notary Public

Notarized online using audio-video communication

Dora Mobley
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19994008049
MY COMMISSION EXPIRES DECEMBER 10, 2027

Certificate of Authenticity

I, Jennifer G. Lloyd, 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 June 25, 2024.

Date

Affiant Signature

6/25/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 25th day of June, 2024.

Notary's Signature

My Commission Expires: 1/14/26

Date

Notary's Seal (if on paper)

SYDNEY LASCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY