Karen Johnson Davidson County
Batch# 1159337 DEEDWARR
07/17/2024 12:08:30 PM 3 pgs
Fees: $18.00 Taxes: $20,350.00
20240717-0053838

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
5107 Maryland Way
Brentwood, TN 37027
P24-16511-BW

CASSANDRA LAHOUTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 5,500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF July, 2024

Notary Public

MY COMMISSION EXPIRES: 11/2/2026

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samonica Nashville Trust U/A/D July 28, 2007		
4414 Howell Place	New Owner	130 02 0 143.00
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, **Fouce Family Trust dated June 7, 1990**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Samonica Nashville Trust U/A/D July 28, 2007**

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:

Land in Davidson County, Tennessee, being Lot No. 11 and the easterly 110 feet of Lot No. 10 on the Plat of a Subdivision of Part of Lots 10, 44B, and 45 of Bellmeade Plan No. 2, of record in Plat Book 421, Page 98, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 11 and part of Lot No. 10 front together 285 feet on the northerly side of Howell Place and run back between parallel lines 225 feet to a dead line.

Being the same property conveyed to Fouce Family Trust dated June 7, 1990 by Warranty Deed from Robert A. Mathews and wife, Emily G. Mathews of record in Book 10836, page 859, Register's Office for Davidson County, Tennessee, dated March 11, 1998 and recorded on March 13, 1998.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **4414 Howell Place, Nashville, TN 37205**

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 the 15th day of July, 2024.

Fouce Family Trust dated June 7, 1990

BY: Thomas C. Fouce, Trustee
Thomas A. Fouce, Trustee

BY: Maria Piccione Fouce, Trustee
Maria Piccione Fouce, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Thomas A. Fouce** with whom I am personally acquainted and who upon his oath acknowledged himself to be the **Trustee** of the **Fouce Family Trust,** the within named bargainor, and Trust, and that he as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Thomas A. Fouce** as such **Trustee**.

Witness my hand and official seal this the 15th day of July, 2024.

My Commission expires: 10-4-27

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Maria Piccione Fouce** with whom I am personally acquainted and who upon her oath acknowledged herself to be the **Trustee** of the **Fouce Family Trust,** the within named bargainor, and Trust, and that she as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Maria Piccione Fouce** as such **Trustee**.

Witness my hand and official seal this the 15th day of July, 2024.

My Commission expires: 10-4-27

Notary Public

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 7/17/2024 (date of document).

Affiant Signature

7/17/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7 day of July, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

