WARRANTY DEED

Karen Johnson Davidson County
Batch # 1163498 DEEDWARR
07/29/2024 03:15:30 PM 2 pgs
Fees: $13.00 Taxes: $1,135.90

20240729-0057166

BS-TNE-24-704

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $307,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF JULY, 2024.

Notary Public

MY COMMISSION EXPIRES: 5/8/28 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2028

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Nashville Blessed Homes LLC	**New Owner**	
(NAME)	(NAME)	**162 16 0D 098.00**
3041 Cody Hill Rd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **RONNIE FOSTER, EXECUTOR OF THE ESTATE OF GLORIA JEAN FOSTER,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NASHVILLE BLESSED HOMES LLC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 76, on the Plan of Section Three, Honey Brook Subdivision, a residential Planned Unit Development, of record in Book 7900, Page 379 and 380, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Robert J. Shell and wife Gloria Jean Foster by Warranty Deed form Barry Construction Company, a Tennessee corporation dated February 12, 1993 and recorded February 16, 1993 in Book 8865, Page 992, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Gloria Jean Foster by Quitclaim Deed from Robert J. Shell dated December 20, 1996 and recorded January 9, 1997 in Book 10315, Page 313, Register's Office of Davidson County, Tennessee.

The said Gloria Jean Foster having since died on February 09, 2024. Ronnie Foster, Executor of the Estate of Gloria Jean Foster, has full power to sell and convey the subject property without joinder of any beneficiary as set forth in Docket No. 24P950, the Seventh Circuit Court of Davidson County, Tennessee, Probate Division.

This conveyance is subject to:
- Taxes for the year 2024 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 7900, Page 379 and 380, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 8289, Page 145, as amended in Book 8298, Page 198, Book 8434, Page 447 and Instrument No. 20180201-0010419, Register's Office for Davidson County, Tennessee
- By-Laws of record in Book 8289, Page 165 and amended in Instrument No. 20170227-0019501, in the Register's Office for Davidson County, Tennessee.
- HOA Charter of record in Book 8298, Page 200, in the Register's Office for Davidson County, Tennessee.
- Quitclaim to HOA of record in Book 8398, Page 457, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 9466, Page 781, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance recorded in Book 8614, page 850 and Book 8614, page 924, Register's Office for Davidson County, Tennessee.

- Easement for Sanitary Sewers and/or Storm Drainage recorded in Book 6835, page 492, in Book 7358, page 569 and Book 4800, page 734, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **704 Honey Grove Ct, Antioch, Tennessee 37013**.

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 hand(s) this the 25th DAY OF JULY, 2024.

the Estate of Gloria Jean Foster

BY: _____
Ronnie Foster
Executor

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF ~~DAVIDSON~~ Rabun

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RONNIE FOSTER, EXECUTOR of the THE ESTATE OF GLORIA JEAN FOSTER, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 25th of July, 2024.

Casey A Geiman
Notary Public
My Commission Expires: July 1, 2027
(SEAL)

CASEY A GEIMAN
Notary Public - State of Georgia
Jackson County
My Commission Expires Jul 1, 2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212