Karen Johnson Davidson County
Batch# 1175087 DEEDWARR
08/28/2024 01:05:30 PM 3 pgs
Fees: $18.00 Taxes: $2,553.00
20240828-0066220

WARRANTY DEED

KAYLIE JOINER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF Tennessee
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $690,000.00.

Micaela Foote
AFFIANT

SUBSCRIBED AND SWORN TO ME ON 8/26/24

NOTARY PUBLIC

MY COMMISSION EXPIRES ~~April 19, 2027~~

THIS INSTRUMENT PREPARED BY AND RETURN TO:
CLOSED LLC
6312 Highway 41 A, Suite 104B, Pleasant View, TN 37146
File # 2024-12550-LLC

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Laura A. Foote and Nathan S. Foote	New Owner	081-01-0-057
1715 River Drive		
Nashville, TN 37218		

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,

Robert Belisle and Marie Belisle, husband and wife

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

Laura Ann Fuller Foote and Nathan Sparrow Foote, a married couple

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TO-WIT:

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. 6, Map of the First Addition to Haley's Subdivision of a Part of Block 5 in G.T. Sheegog Subdivision, as of record in Book 1130, Page 86, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Robert Belisle and Marie Belisle, husband and wife, and Jacob White, a single person by Warranty Deed from Juanita Moore, unmarried dated September 19, 2022 and recorded on September 20, 2022 in Instrument No. 20220920-0104337, in the Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to Robert Belisle and Marie Belisle, husband and wife, by Quitclaim Deed from Jacob White recorded in Instrument No. 202408280066219, in the Register's Office of Davidson County, Tennessee.

This is property known as 1715 River Drive Nashville, TN 37218

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

- TAXES FOR THE YEAR 2024 AND SUBSEQUENT YEARS.
- ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE SAID REGISTER'S OFFICE.

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) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on 08/26/2024.

Robert Belisle

Robert Belisle

Marie Belisle

Marie Belisle

STATE OF Texas
COUNTY OF Bell

Personally via audio-video communication before me, an Online Notary Public of said County and State, Robert Belisle and Marie Belisle, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, on 08/26/2024.

Rashid Rauf.

NOTARY PUBLIC
My Commission Expires: 09/27/2025

NOTARY PUBLIC STATE OF TEXAS

RASHID RAUF

ID NUMBER
133354378
COMMISSION EXPIRES
September 27, 2025

Electronically signed and notarized online using the Proof platform.

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 August 26, 2024.

J. Carlton Drumwright

August 26, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on August 26, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY