Karen Johnson Davidson County
Batch# 1179475 DEEDWARR
09/10/2024 09:10:30 AM 8 pgs
Fees: $43.00 Taxes: $1,036.00
20240910-0069563

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $280,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 6th day of September, 2024.

NOTARY PUBLIC

My commission expires:

GREGG W. CLARK
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
Celia Stewart Rouse, Attorney-at-Law
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Gary Wisniewski	SAME AS NEW OWNER	087-00-0-065-00
(NAME)	(NAME)	
4283 Central Pike		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Jacqueline Brace, Amanda Steele, Bailey Wardlaw, John Dalton Steele, Samantha Stafford and Joseph Stafford Heirs-aw-Law of the Estate of Robert A. Foster,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Gary Wisniewski**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Being all of that certain land or Lot as described in Davidson County, Tennessee as follows to-wit: Land in the 4th Civil District of Davidson County. Tennessee and Beginning at a Stone in the North Margin of Central Pike, Being Mrs. Florence Johnsons Southeast corner and B.H. Sharps Southwest corner, Thence running in a Northerly direction with Mrs. Florence Johnson and B.H. Sharp Dividing the line 588 feet to a stone in the said Dividing line, thence in a Westerly direction with a line Parallel to the Central Pike 150 feet to a stone, thence in a Southerly direction with a line parallel to the East boundary line 588 feet to a Stone in the North Margin of the Central Pike, thence in an Easterly direction with the North Margin of Central Pike 150 feet to the Beginning corner, containing 2 Two acres of land.

Being the same property conveyed to Robert A. Foster and wife, Mary Lou Foster by Warranty Deed from Norman D. Johnson and wife, Wilma J. Johnson of record as Book 3577, Page 139 in the Register's Office for Davidson County, Tennessee, dated July 12, 1963 and recorded on July 17, 1963. The said Mary Lou Foster having since died on or about December 15, 1996. Robert A. Foster then married Cindy A. Foster. Robert A. Foster having died intestate on or about January 10, 2023, leaving Cindy A. Foster, Jacqueline Brace and Tammy Steele his as his heirs-at-law. Tammy Steele having died intestate on or about November 17, 2020, leaving Amanda Steele, Bailey Wardlaw and John Dalton Steele as her only heirs-at-law. Cindy A. Foster having since died intestate on or about May 28, 2024 leaving Samantha Stafford and Joseph Stafford as her only heirs-at-law. See Affidavits of Heirship of record in Instrument No. 202409100069560, 202409100069561 and 202409100069562, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This property is __unimproved _X_improved property known as: 4283 Central Pike, Hermitage, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 5th day of September, 2024.

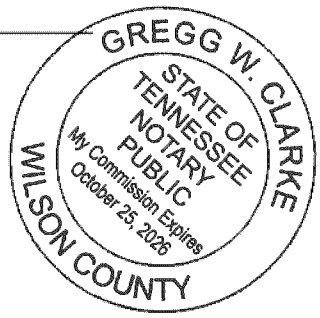
Jacqueline Brace

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jacqueline Brace, the herein bargainor, 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 and official seal, this the 5th day of September, 2024.

Notary Public
My Commission Expires:



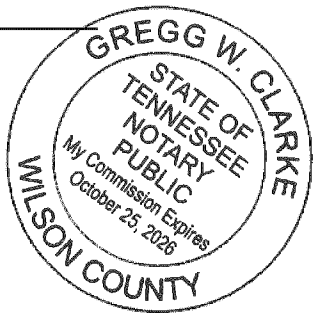
Amanda Steele

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Amanda Steele, the herein bargainor, 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 and official seal, this the 5th day of September, 2024.

Notary Public
My Commission Expires:



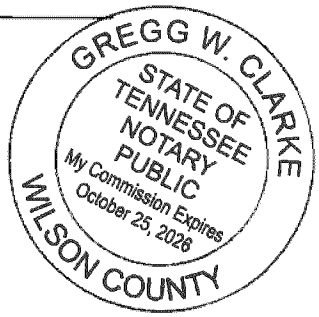
Bailey Wardlaw

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bailey Wardlaw, the herein bargainor, 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 and official seal, this the 5th day of September, 2024.

Notary Public
My Commission Expires:



John Dalton Steele

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Dalton Steele, the herein bargainor, 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 and official seal, this the 5th day of September, 2024.

Notary Public
My Commission Expires:



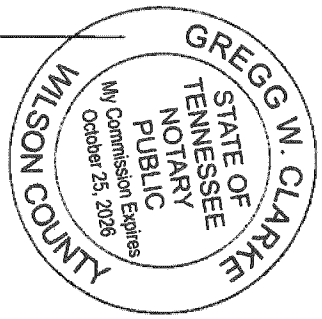
Samantha Stafford

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Samantha Stafford, the herein bargainor, 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 and official seal, this the 5th day of September, 2024.

Notary Public
My Commission Expires:



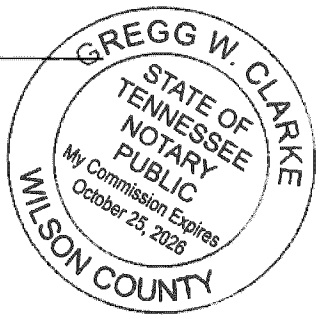
Joseph Stafford

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joseph Stafford, the herein bargainor, 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 and official seal, this the 5th day of September, 2024.

Notary Public
My Commission Expires:



Certificate of Authenticity

I, Celia Stewart Rouse, 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 9/6/24.

Date

Celia Stewart Rouse

Affiant Signature

9/6/24

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 6th day of September, 2024.

Taylor Johnson

Notary's Signature

My Commission Expires: 3/19/2025

Date

Notary's Seal

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY