Karen Johnson Davidson County
Batch# 1184723 DEEDWARR
09/23/2024 10:01:30 AM 4 pgs
Fees: $23.00 Taxes: $185.00
20240923-0073435

THIS INSTRUMENT PREPARED BY:
STEPHEN S. BOWDEN
PO BOX 1757
LEWISBURG, TENNESSEE 37091

BASED ON THE INFORMATION FURNISHED BY THE PARTIES:

MAP 147-2B
GROUP
PARCEL 60

WARRANTY DEED

From: **EARL FOSTER**
To: **BLISS FOSTER**

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in and paid, the receipt of which is hereby acknowledged. I the undersigned, **EARL FOSTER,** have this day bargained and sold by these presents transfer and convey unto **BLISS FOSTER,** his heirs an assigns, and in fee simple, all my right, title and interest in and to the following described certain tract or parcel of land situated in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit C-122, of Caldwell Court Condominiums created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6188, page 744, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Caldwell Court Condominiums set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to the Resource Foundation, Inc., by deed from Resolution Trust Corporation as Receiver for Metropolitan Federal Savings and Loan Association, F.A., of record in Book 8922, page 192, Register's Office for Davidson County, Tennessee.

SOURCE FOR THIS TITLE: Being the same property conveyed to the undersigned, Earl Foster, by deed of record in Deed Book 9283, page 854, in the Register's Office of Davidson County, Tennessee.

To have and to hold unto the said grantee, his heirs and assigns, in fee simple forever.

I covenant with the said grantee, that I am lawfully seized and possessed of said realty, that I have a good and lawful right to convey the same and that the same is unencumbered and that I will forever warrant and defend the title thereunto them, his heirs and assigns against the lawful claims and demands of all persons whomsoever.

Possession is to be given the grantee with this deed.

IN WITNESS WHEREOF, I have hereunto set my signature on this the 20th day of Dec, 2007.

EARL FOSTER

STATE OF TENNESSEE)
COUNTY OF MARSHALL)

Personally appeared before me, the undersigned, a Notary Public, in and for the State and County aforesaid, the within named bargainers, **EARL FOSTER**, with whom I am personally acquainted and who acknowledged before me that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal of the office in Lewisburg, Tennessee, on this the 20th day of Dec, 2007.

[See Attached Notary Acknowledgement]

NOTARY PUBLIC

My Commission Expires: 1-27-10

STATE OF TENNESSEE)
COUNTY OF MARSHALL)

The undersigned makes oath that the actual value or consideration is ~~$50,000~~.00.

BLISS FOSTER

NOTARY PUBLIC

My Commission Expires: 1-27-10

L. BLACKWELL
NOTARY PUBLIC
STATE OF TENNESSEE
MARSHALL COUNTY

Name and address of new owner:
Person Responsible for Taxes:

Bliss Foster
P.O. Box 310896
Atlanta, GA 31131-0896

REPLACEMENT NOTARY ACKNOWLEDGEMENT

I, **Lisa L. Blackwell**, by my signature below, do hereby certify and attest that I was the Notary Public who witnessed the execution by Earl Foster of the attached Warranty Deed on December 20, 2007. I acknowledge and affirm that I did witness the Grantor's signature and that I did execute the Notary Acknowledgement, however I failed to stamp the Acknowledgement. Therefore, I make this Affidavit of the above facts and I re-execute and now do stamp a complete Notary Acknowledgement of the execution by Earl Foster.

Witness my hand this 17th day of September, 2024.

Lisa L. Blackwell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Lisa L. Blackwell**, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed this instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of September, 2024.

Elijah Minor
Notary Public

My Commission Expires: 4/4/28

ELIJAH MINOR
TENNESSEE NOTARY PUBLIC
My Comm Exp. 04.04/2028
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF MARSHALL

Personally appeared before me, the undersigned, a Notary Public, in and for the State and County aforesaid, the within named bargainers, EARL FOSTER, with whom I am personally acquainted and who acknowledged before me that he executed the foregoing instrument for the purposes therein contained.

WITNESSED my hand and official seal of the office in Lewisburg, Tennessee, on the 20th day of December, 2007.

NOTARY PUBLIC

My Commission Expires: 3-1-24

LISA L. BLACKWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Russell T. McCrary, 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

12/20/2007.

Date

Affiant Signature

12-20-07

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 23rd day of September, 2024.

Notary's Signature

ANNA N. DOLAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 17, 2028
COUNTY OF WILLIAMSON

My Commission Expires: _____
Date

Notary's Seal (if on paper)