Karen Johnson Davidson County
Batch# 1200473 DEEDWARR
11/01/2024 01:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,353.83
20241101-0085119

WARRANTY DEED

CHARLES D LIGHTSEY
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 $365,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF NOVEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 3/3/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
100 Bluegrass Commons Blvd, Ste 110, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Angela Foster and Matthew Foster	CMG Mortgage	026-07-0-113.00
(NAME)	(NAME)	
115 Brenton Court	3160 Crow Canyon #400	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	San Ramon CA 94583	
(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 considerations, the receipt of which is hereby acknowledged, we **Jack L. Brown and Lenore E. Brown, Trustees of The Jack and Lenore Brown Family Trust dated July 13, 1998,** hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Angela Foster, an unmarried woman, and Matthew Foster, a married man as joint tenants with right of survivorship,** hereinafter called the GRANTEE(S), his/her/their 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 know as Lot No. 191, on the plan of Windsor Green, Phase 2, Section I, of record in Plat Book 6250, Page 989, as amended in Plat Book 7205, Page 890, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.
Being the same property conveyed to Jack Brown and wife, Lenore Brown by Warranty Deed from George Hunter, unmarried, dated 06/30/2005, of record in Instrument No. 20050706-0077264, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jack Brown and Lenore Brown, Trustees of The Jack and Lenore Brown Family Trust by Quitclaim Deed from Jack Brown and wife, Lenore Brown, dated 12/21/2006, of record in Instrument No. 20061227-0158869, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☐ 115 Brenton Court, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 2450104
Warranty Deed TN

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), his/her/their 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), his/her/their 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.

Effective the 1st day of November, 2024.

The Jack and Lenore Brown Family Trust dated July 13, 1998.

Jack L. Brown Trustee

Jack L. Brown, Trustee

Lenore E. Brown Trustee

Lenore E Brown, Trustee

State of Tennessee
County of Davidson

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Jack L. Brown and Lenore E. Brown, Trustees of The Jack and Lenore Brown Family Trust dated July 13, 1998,with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath acknowledged themselves to be the within named bargainor and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and Official seal at office on this 1st day of November, 2024

Notary Public:

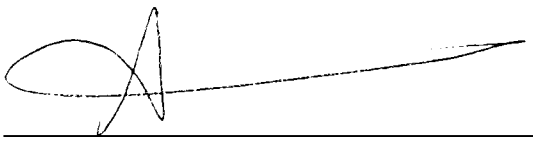
My Commission Expires: _____

RETURN TO:
Stewart Title Company
100 Bluegrass Commons Blvd, Ste 110
Hendersonville, TN 37075

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-27-2027

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **11-01-2024**.



Affiant Signature — **11-01-2024** Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **11-01-2024**.



Notary's Signature

My Commission Expires: 4-21-26



Notary's Seal