Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

WARRANTY DEED

Karen Johnson
Batch # 1211934
12/03/2024 10 26 51 AM
Fees $13 00 Taxes $2,867 50

20241203-0093740

Davidson County
DEEDWARR
2 pgs

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Sep 21, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $775,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF DECEMBER, 2024

Notary Public

MY COMMISSION EXPIRES

(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
Natalie Ann Afflerback, Trustee of the Natalie Ann Afflerback 2013 Trust	New Owner	117-09-0B-001.00
(NAME)	(NAME)	
100 Longwood Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, I/we, Jon M. Foster and Laura C. Foster, Co-Trustees of the Deer Park Drive Community Property Trust, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Natalie Ann Afflerback as Trustee of the Natalie Ann Afflerback 2013 Trust, 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 Lot No. 1, on the Plan of Longwood, of record in Book 5200, page 86, Register's Office for Davidson County, Tennessee, as amended as to floor areas and lot coverage in Book 5419, page 183, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jon Foster by Warranty Deed from Joseph B. Howell, II, Personal Representative and Trevor W. Howell Personal Representative, of the Estate of Louise B. Howell, Deceased, dated 06/30/2014, of record in Instrument No. 20140701-0057497, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jon M Foster and Laura C. Foster, CO-Trustees of the 202 Deer Park Drive Community Property Trust by Quitclaim Deed from Jon Foster, dated 02/22/2024, of record in Instrument No. 20240222-0012301, as affected by Scrivener's Affidavit Instrument No. 20240325-0020559, 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 ☒ 100 Longwood Place, Nashville, TN 37215

(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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 2nd day of December, 2024

Deer Park Drive Community Property Trust

Jon M. Foster, Co-Trustee

Laura C. Foster, Co-Trustee

State of Tennessee
County of Davidson

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Jon M Foster and Laura C. Foster, Co-Trustees of the Deer Park Drive Community Property Trust with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the within named bargainor and that he/she executed the foregoing instrument of his/her own free will for the purposes therein set forth.

Witness my hand and Official seal at office on this 2nd day of December, 2024.

Holly Stockman

Notary Public

My Commission Expires: 03/09/27

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

HOLLY STOCKMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN