BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

Karen Johnson
Batch # 1240202
02/24/2025 11 08.12 AM
Fees $13 00 Taxes $4,440 00

Davidson County
DEEDWARR
2 pgs

20250224-0013462

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR ~~VALUE, WHICHEVER~~ IS GREATER, FOR THIS TRANSFER IS $1,200,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21 DAY OF FEBRUARY, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Joshua A Foster and Mitzi G Foster	Same as new owner	
(NAME) 1304 A 7th Ave N	(NAME)	082-09-0X-008.00-CO
(ADDRESS) Nashville, TN 37208	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **JULIE K. MARZANO AND MARK P. MARZANO, TRUSTEES OF THE JULIE & MARK MARZANO REVOCABLE LIVING TRUST**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSHUA A. FOSTER AND MITZI G. FOSTER, TRUSTEES OF FOSTER FAMILY TRUST DATED MARCH 31, 2016,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 Unit No. 8 and all areas designated as Common Area or Limited Common Area on the plan of Gramercy, a Horizontal Property Regime with Private Elements, filed as Exhibit "B" to and Established by the Declaration of Covenants, Conditions and Restrictions of record at Instrument No. 20141002-0091003, as amended in Instrument No. 20151008-0102915 and as amended and restated in Instrument No. 20191018-0106918, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Julie Marano and Mark Marzano, wife and husband by Warranty Deed from Andrew E Stines and Alyssa A Stines husband and wife of record in Instrument No. 20200423-0042777 Register's Office for Davidson County, Tennessee, dated April 21, 2020 and recorded on April 23, 2020.

Being the same property conveyed to Julie K. Marzano and Mark P. Marzano, Trustees, of The Julie and Mark Marzano Revocable Living Trust Agreement, dated December 03, 2020 by Quitclaim Deed from Julie Marzano and Mark Marzano, wife and husband of record in Instrument No. 20201216-0148894 Register's Office for Davidson County, Tennessee, dated December 03, 2020 and recorded on December 16, 2020.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1304 A 7th Ave N, Nashville, TN 37208
(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 GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES 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 GRANTEES, 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 this 13th day of February, 2025

JULIE & MARK MARZANO REVOCABLE LIVING TRUST

BY Julie K Marzano, Trustee

JULIE K. MARZANO, TRUSTEE

Mark P Marzano, TRUSTEE

MARK P MARZANO, TRUSTEE

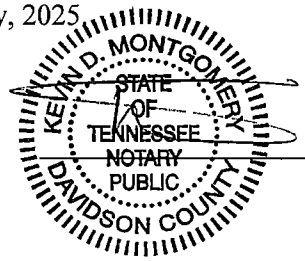
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Julie K Marzano and Mark P. Marzano, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are Trustees of The Julie & Mark Marzano Revocable Living Trust and executed the within instrument as such Trustee

Witness my hand and official seal this 13th day of February, 2025

Commission expires:



My Commission Expires 10/4/27

Notary Public

JW2025-106