Prepared by
Record and Return to
Chapman and Rosenthal
10 Burton Hills Blvd , Suite
Nashville, TN 372

This Instrument Prepared by and Return to
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $385,000 00

Affiant

Subscribed and sworn before me this the 20th day of March, 2025

Notary Public
My commission expires

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

Karen Johnson Davidson County
Batch # 1251630 DEEDWARR
03/25/2025 10 53 46 AM 2 pgs
Fees $13 00 Taxes $1,424 50
20250325-0022209

WARRANTY DEED

Address of New Owner:	Send Tax Bill to	Tax Information
Carol Foster		161-10-0A-065 00 CO
204 Village Pl	New Owner	
Nashville, TN 37211		

For and in consideration of the sum of ten and no/100 dollars ($10 00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, KATHLYN GOSSMAN, MARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to CAROL FOSTER, UNMARRIED WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 84 on the Plan of Villages of Brentwood, Phase One, of record in Plat Book 5200, Page 613, in the Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description

BEING the same property conveyed to Kathlyn Gossman, a single woman, by Warranty Deed from Christopher Popham and Colleen Popham, husband and wife, dated 02/21/2019 and recorded 02/26/2019 in Instrument No 20190226-0017243, Register's Office for Davidson County, Tennessee The said Joshua Paul Bellamy is joining in this conveyance to convey any and all marital interest he may have in the said property

Subject to all Easements and Restrictions of record

THIS IS IMPROVED PROPERTY KNOWN AS 204 Village Pl., Nashville, TN 37211

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, successors and/or assigns, forever Grantors covenant with Grantees that Grantors 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 Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 20th day of March, 2025.

Kathlyn Gossman

Kathlyn Gossman

Joshua Paul Bellamy

Joshua Paul Bellamy

STATE OF Kentucky

COUNTY OF Clark

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kathlyn Gossman and Joshua Paul Bellamy, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand and official seal this 20th day of March, 2025

My commission expires. 04/14/2026

Rebecca Peyyala

Notary Public

REBECCA PEYYALA
NOTARY PUBLIC
STATE AT LARGE, KENTUCKY
ID # KYNP49045
COMM EXPIRES 04/14/2026