THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250551004** Karen Johnson Davidson County Batch# 1286747 DEEDWARR 06/18/2025 12:19:30 PM 3 pgs Fees: $18.00 Taxes: $1,524.40 20250618-0048104	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $412,000.00. William N. Foster Affiant Subscribed and sworn to before me, this 16th day of June, 2025. Notary Public My Commission Expires:

JONATHAN B HARRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 09, 2027

WARRANTY DEED

Address New Owner: Matthew Martinez 120 Oxford Court Goodlettsville TN 37072	Send Tax Bills To: ~~New Owner~~ c/o CASTLE & COOKE MORTGAGE, LLC 13751 SOUTH WADSWORTH PARK DR STE 101 DRAPER, UT 84020	Tax Information: Tax Parcel ID No. 026 06 0 091.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William N. Foster, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Matthew Martinez, a single man**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Being Lot No. 272 on the Plan of SUBDIVISION OF WINDSOR GREEN, PHASE II-SECTION II, as shown on the plat of record in Plat Book 6900, Page 549, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to William N. Foster, by Warranty Deed from Gary Ashley and Terry Ingle, of record in Instrument No. 20051027-0130027, in the Register's Office of Davidson County, Tennessee, dated October 24, 2005 and recorded on October 27, 2005.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2025 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SUBDIVISION OF WINDSOR GREEN, PHASE II- SECTION II, as recorded in Plat Book 6900, Page(s) 549.

Declaration of Covenants, Conditions and Restrictions recorded in Book 6406, Page 929.

Charter of Windsor Green Services Association, recorded in Book 6396, page 542; as amended in Book 8192, page 65.

This is improved property located at 120 Oxford Court Goodlettsville TN 37072

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of June, 2025.

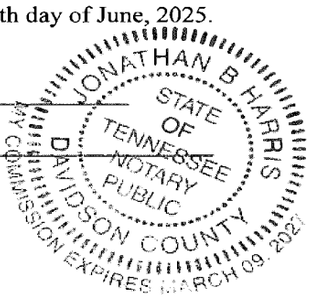
William N. Foster

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William N. Foster, 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.

Witness my hand, at office, this 13th day of June, 2025.

Notary Public
My Commission Expires: _____



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 June 13. 2025.

Affiant Signature

18th day of June, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18th day of June, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

