THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 1305836 DEEDWARR
08/04/2025 01:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20250804-0061610

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Larry E. Foote and Mary C. Foote 2340 Alteras Drive Nashville, TN 37211	Larry E. Foote and Mary C. Foote 78 Nelson Dr Carlisle, PA 17015	173 09 0A 572.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Candace Osborne, an unmarried woman** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Larry E. Foote and Mary C. Foote, a married couple**, ("Grantee") all of our/my right, title and interest in and to that certain real property known as 2340 Alteras Drive, Nashville, TN 37211 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

Located in the 31st Councilmanic District, County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 546 on the Plan of Section One of Phase Eight, Lenox Village, of record in Plat at Instrument No. 20060824-0104608 in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and description of the property.

Being the same property conveyed to Candace Osborne, unmarried, by Warranty Deed from Susanna Claire Marshall-Kimball and Scott Walter Marshall-Kimball, wife and husband, dated November 7, 2022, and recorded November 7, 2022, of record in Instrument No. 20221107-0119650, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 2340 Alteras Drive, Nashville, TN 37211.

This conveyance is subject to all restrictions, easements and planning documents of record.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said

GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 1 day of August, 2025.

Candace Osborne

Candace Osborne

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

On this 1 day of August, 2025, before me personally appeared Candace Osborne, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1 day of August, 2025.

Notary Signature
My commission expires:

ROBYN DUBRAY NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY MY COMMISSION EXPIRES DECEMBER 16, 2028

AFFIDAVIT OF VALUE

STATE OF Tennessee
COUNTY OF Williamson

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $500,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Josh Carter
AFFIANT

Sworn to and subscribed before me this 1 day of August, 2025

Notary Public
My commission expires: 12/16/2028

ROBYN DUBRAY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES DECEMBER 16, 2028

Certificate of Authenticity

I, Barbara McGinty, 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 August 1, 2025 (date of document).

Affiant Signature

Date 8-4-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 4th day of August, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp. 2/27/2029
COUNTY OF SUMNER