Karen Johnson Davidson County
Batch# 1338285 DEEDWARR
10/24/2025 02:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,306.10
20251024-0084855

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

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $353,000.00.

Affiant

Subscribed and sworn before me this the 24th day of October, 2025.

Notary Public
My commission expires: 3-00-28

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Lascelles Foster	Old National Bank	147-04-0 053.00
4812 Torbay Dr.	PO Box 918	
Nashville, TN 37211	Evansville, IN 47706	

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, DANIEL S. FOSTER, A SINGLE MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to LASCELLES FOSTER, MARRIED MAN, 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. 96 on the map of Beverly Heights, Section II, as of record in Book 2331, Page 42, Register's Office for said county.

Said Lot No. 96 fronts 105 feet on the northeasterly side of Torbay Drive and extends back 311.2 feet on the northwesterly line and 375.3 feet on the southeasterly line, to a broken line in the rear on which it measures 227.8 feet.

Being the same property conveyed to Daniel S. Foster, a single man, by deed dated 04/02/2019, from Daniel S. Foster, single, and Lascelles Foster, married, of record in Instrument No. 20190411-0032937, Register's Office for said County.

Also being the same property conveyed to Daniel S. Foster, single, and Lascelles Foster, married, as joint tenants with rights of survivorship, by deed dated 01/23/2017, from Harriet L. Matthews, single, of record in Instrument No. 20170306-0022168, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4812 Torbay Dr., 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 ~~24th~~ 23rd day of October, 2025.
RB

Daniel S. Foster
Daniel S. Foster

STATE OF TEXAS

COUNTY OF TARRANT

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Daniel S. Foster, 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 ~~24th~~ 23rd day of October, 2025.
RB

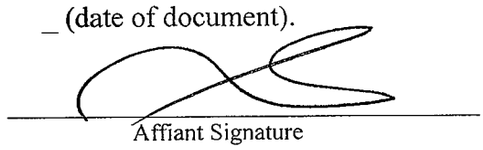
My commission expires: 2-2-2029

Rosetta Bookman
Notary Public

ROSETTA BOOKMAN
Notary ID #128271234
My Commission Expires
February 2, 2029

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 10/23/25. (date of document).



Affiant Signature

10-24-25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 24 day of OCTOBER, 2025.



Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

