Karen Johnson Davidson County
Batch# 1346368 DEEDWARR
11/14/2025 11:50:30 AM 5 pgs
Fees: $28.00 Taxes: $1,812.63
20251114-0090943

WARRANTY DEED

STATE OF ~~TENNESSEE~~ NC
COUNTY OF ~~DAVIDSON~~ Wake

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $489,900.00.

Moya Tiko Foster, Co-Trustee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF OCTOBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 02/28/2026
(AFFIX SEAL)

Tiffany Turner-Patterson
Notary Public
Wake County, NC
Commission Expires 02/28/2026

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 25-0388

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Susan Leath	~~New Owner~~ UBS Bank USA	Map: 097-02-0A-479.00CO
(NAME) 1833 Stonewater Drive	(NAME) 95 State Street, Suite 2200	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Salt Lake City UT 84111	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED EIGHTY-NINE THOUSAND NINE HUNDRED AND NO/100 DOLLARS ($489,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JOAN BROOKS MCMURRY AND MOYA TIKO FOSTER, CO-TRUSTEES OF THE FOSTER GENERATIONAL TRUST U/A/D 4/12/22,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SUSAN LEATH,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 479, on the Final Plat of Villages of Riverwood, Section One, Phase 6B, of record in Instrument No. 20151023-0107918, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Joan Brooks McMurry and Moya Tiko Foster, Co-Trustees of the Foster Generational Trust u/a/d 4/12/22, by Quitlaim Deed from Joan Foster, a single woman, of record in Instrument No. 20220419-0044990, dated April 12, 2022, Register's Office for said County.

This conveyance is made subject to: (1) 2025 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument No. 20151023-0107918, said Register's Office; (3) Storm Water Detention Agreement of record in Instrument No. 20070713-0083651, in the Register's Office for Davidson County, Tennessee; (4) Transmission Line Easement of record in Book 4586, Page 242, in the Register's Office for Davidson County, Tennessee; (5) Deed of common areas to Homeowners Association of record in I Instrument No. 20151106-0113218 and Instrument No. 20160226-0018414, in the Register's Office for Davidson County, Tennessee; (6) Easement to USA of record in Book 4586, Page 242, in the Register's Office for Davidson County, Tennessee; (7) Easements of record in Book 4049, Page 395, Book 4764, Page 324 and Book 7621, Page 276, in the Register's Office for Davidson County, Tennessee; (8) Slope Easement of record in Instrument No. 20100108-0001967 and Instrument No. 20100108-0001968, in the Register's Office for Davidson County, Tennessee; (9) Storm Water Drainage Easement of record in Instrument No. 20051219-0152202, Instrument No. 20100108-0001965 and Instrument No. 20100108-0001966, in the Register's Office for Davidson County, Tennessee; (10) Sewer and Pumping Station Easement of record in Instrument No. 20051219-0152201, in the Register's Office for Davidson County, Tennessee; (11) Easement to Comcast of Nashville I, LLC of record in Instrument No. 20090109-0002452, in the Register's Office for Davidson County, Tennessee; (12) Easement for Villages of Riverwood of record in Instrument No. 20081209-0118828, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Instrument No. 20080408-0035557, amended and supplemented in Instrument No. 20110427-0032201, Instrument No. 20140416-0031645, Instrument No.20140416-0031646, Instrument No. 20140424-0034613, Instrument No. 20140424-0034614, Instrument No. 20140424-0034615, Instrument No. 20140424-0034616, Instrument No. 20140424-0034617, Instrument No. 20140424-0034618, Instrument No. 20150812-0080705, Instrument No. 20151106-0113217, Instrument No. 20160226-0018415, Instrument No. 20161021-0111233, Instrument No. 20170621-0062256, Instrument No. 20170621-0062258, Instrument No. 20170906-0091483, and Instrument No. 20180502-0041808, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 1833 Stonewater Drive, Hermitage, TN 37076
(House No.) (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 our hands this 9th day of October, 2025.

The Foster Generational Trust u/a/d 4/12/22

BY: Joan Brooks McMurry

Joan Brooks McMurry
Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Joan Brooks McMurry, Co-Trustee of the The Foster Generational Trust u/a/d 4/12/22, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his/her oath, acknowledged himself/herself to be the Co-Trustee, of the The Foster Generational Trust u/a/d 4/12/22, and that he/she as such Co-Trustee, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of Joan Brooks McMurry, as Co-Trustee.

Witness my hand and official seal this 9th day of October, 2025.

My commission expires: 1/24/28

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Witness our hands this 9th day of October, 2025.

The Foster Generational Trust u/a/d 4/12/22

BY: Moya Tiko Foster, Co-Trustee
Moya Tiko Foster
Co-Trustee

STATE OF NORTH CAROLINA
COUNTY OF Wake

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Moya Tiko Foster, Co-Trustee of the The Foster Generational Trust u/a/d 4/12/22, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his/her oath, acknowledged himself/herself to be the Co-Trustee, of the The Foster Generational Trust u/a/d 4/12/22, and that he/she as such Co-Trustee, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of Moya Tiko Foster, as Co-Trustee.

Witness my hand and official seal this 9th day of October, 2025.

My commission expires: 02/28/2026

Notary Public

Tiffany Turner-Patterson
Notary Public
Wake County, NC
Commission Expires 02/28/2026

Tennessee Certification of Electronic Document

I, Tonya Thomas, 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 10-9-25 (date of document).

Tonya Thomas
Affiant Signature

11-14-25
Date

State of TN

County of Wilson

Sworn to and subscribed before me this 14 day of NOV, 2025.

Notary's Signature

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

MY COMMISSION EXPIRES: 1/28/26