Karen Johnson Davidson County
Batch# 1351922 DEEDWARR
12/01/2025 01:30:30 PM 3 pgs
Fees: $18.00 Taxes: $740.00
20251201-0095135

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LNET-35585-25

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Melinda Watts
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of Nov., 2025

NOTARY PUBLIC

My commission expires: 11-28-26

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven Rothstein 1402 Winding Way Nashville, TN, 37216	Same address as new owner	063-01-0-009.00

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED THOUSAND AND 00/100 Dollars ($200,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JAMES CHARLES FOSTER**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **STEVEN ROTHSTEIN, A MARRIED MAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being the easterly one-half of Lot No. 4 of the Nawakwa Hills Annex, Section 2, not of record, of the subdivision of the L. J. Gee Estates, and described according to a survey dated September 30, 1974, by Southern Land Surveying Co., Inc., as follows:

Beginning at a point in the northerly margin of Nawakwa Trail, said point being located 586.5 feet eastwardly from the intersection of said margin with the easterly margin of Neely's Bend Road; thence leaving said margin, northwardly 300 feet to a point in the northerly margin of said Nawakwa Trail; thence with said margin, westwardly 75 feet to the point of beginning.

Being the same property conveyed to James Charles Foster from Brenda Joyce Foster, pursuant to that divorce action filed in the Probate Court for Davidson County, Tennessee, Docket No. 87D-1460, by Quitclaim Deed dated July 15, 1987 and recorded July 9, 1990 in Book 8148, page 467, said Register's Office.

Being the same property conveyed to James Charles Foster and wife, Brenda Joyce Foster, by deed from Howard F. Butler, Trustee, of record in Book 5559, page 934, in the Register's office of Davidson County, Tennessee.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _XX_ improved property, known as: 616 Nawakwa Trail, Madison, TN 37115

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 25th day of November, 2025

GRANTOR(S)

James Charles Foster by Melinda R Watts

James Charles Foster by Melinda R. Watts, his Attorney-In-Fact

Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 25th day of November, 2025, before me personally appeared Melinda R. Watts, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of James Charles Foster as per a Power of Attorney recorded in Instrument No. 202512010095134, acknowledged that such person executed the same as the free act and deed of James Charles Foster.

WITNESS my hand and seal, this the 25th day of November, 2025.

Notary Public

Tisha C Baldwin

Printed Notary Name

My commission expires: 11.28.26

TISHA C. BALDWIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 NOV 25, 25 (date of document).

Jennifer Pennell

NOV 26, 25

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this NOV 26, 2025.

Heidi Rae Berryhill

Notary's Signature

My Commission Expires: _____

Notary's Seal

