Karen Johnson Davidson County
Batch# 1383717 DEEDWARR
02/20/2026 10:52:30 AM 3 pgs
Fees: $18.00 Taxes: $2,090.50
20260220-0013617

WARRANTY DEED

TAYLOR JANDRO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/24/2028
DAVIDSON COUNTY

File No. PA-26-1240

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: **$565,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of February, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Everett Foster and Patricia Marie Foster	NEW OWNER	
(NAME)	(NAME)	
1014 16th Avenue South, #211		105-01-1Y-211.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Curtis Boyd Johntson and Stephanie Ellen Johnston, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert Everett Foster and Patricia Marie Foster, Husband and wife,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 211 of Harold & Owen Condominiums, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Harold & Owen Condominiums, of record in Instrument No. 20240304-0014936, as amended in Instrument No. 20240625-0047065 and Instrument No. 20240711-0052228, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration.

Being the same property conveyed to Curtis Boyd Johnston and Stephanie Ellen Johnston, Husband and Wife by Warranty Deed from Luis Santizo and Nicole Santizo, a Married Couple of record in Instrument No. 20241101-0084793 Register's Office for Davidson County, Tennessee, dated October 30, 2024 and recorded on November 01, 2024.

This is property more commonly known as 1014 16th Avenue South, #211, Nashville, TN 37212.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 19th day of February, 2026.

Curtis Boyd Johntson

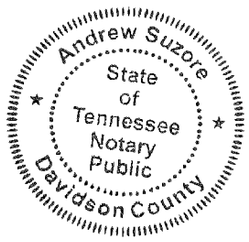
Stephanie Ellen Johnston

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of February, 2026, before me personally appeared Curtis Boyd Johntson, Stephanie Ellen Johnston and , 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 19th day of February, 2026.

Notary Signature
My commission expires: May 8, 2028



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 **February 19, 2026**

Affiant Signature

February 19, 2026

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this **19** day of **February**, 20 **26**

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY