Karen Johnson Davidson County
Batch # 1440623 DEEDQC
06/30/2026 01:46:09 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260630-0059122

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF June 2026.

Notary Public

MY COMMISSION EXPIRES: 1/22/2030

(AFFIX SEAL)

JAD A. DUNCAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 1-22-2030

**THIS INSTRUMENT WAS PREPARED BY**
**JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR., NASHVILLE, TN 37221**

**THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **BARBARA ANN FOSTER** | **SAME** | **134 08 0 037.00** |
| (NAME) **424 Ezell Pike** | (NAME) | |
| (ADDRESS) **Nashville, TN 37217** | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

## *QUITCLAIM DEED*

For and in consideration of the sum of ten dollars, we, **JOSEPH WAYNE FOSTER and ROBERT ALAN FOSTER,** hereinafter called the Grantors, by these presents do hereby transfer and convey unto **BARBARA ANN FOSTER,** hereinafter called the Grantee and the Grantee's successors, heirs and assigns, all of the Grantors' right title and interest in and to the following described tract or parcel of land, in Davidson County, State of Tennessee, to wit:

Land in the Second Civil District of Davidson County, Tennessee, being Lot No, 11 on the Map of Bowood Heights, Subdivision, of record in Rook 2331, page 47, Register's Office for Davidson County, Tennessee.

Said Lot No. 11 fronts 100 feet on the easterly side of Ezell Road, and runs back between parallel lines, 406.0 feet to the rear, measuring 100 feet thereon.

Being part of the property conveyed to Jon Anderton and wife, Marie Anderton, by deed from Clinton Roy Scroggin and wife, Louise A. Scroggin of record in Book 2448, page 207, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to James Russell Foster and wife, Frances G. Foster, from Joe Anderton and wife, Marie Anderton, by Warranty Deed dated January 26, 1956, of record in Book 2490, Page 370, Register's Office for Davidson County, Tennessee. The said James Russell Foster having predeceased the said Frances G. Foster on December 17, 2000, leaving Frances G. Foster as the sole tenant by the entireties.

Further being the same property conveyed to James R. Foster, Jr. and Barbara Ann Foster, from Frances G. Foster by Last Will and Testament dated November 7, 2002, and offered and admitted to probate on July 27, 2010, in Docket No. 10P-1161, Davidson County Seventh Circuit Court, Probate Division, and further copy of said Last Will and Testament of record in Instrument No. 20240805-0059601, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to the heirs of JAMES RUSSELL FOSTER, JR.; JOSEPH WAYNE FOSTER, BARBARA ANN FOSTER, and ROBERT ALAN FOSTER, by intestate succession, the aforementioned JAMES RUSSELL FOSTER, JR. having died intestate on April 14, 2026, as referenced by Affidavit of Heirship dated June 26, 2026, of record in Instrument No. 20260630-0059121, Register's Office for Davidson County, Tennessee.

The said James R. Foster, Jr. and James Russell Foster, Jr. are one in the same person for purposes of this transaction; and further the said Frances G. Foster and Frances Howard Foster are one in the same person for purposes of this transaction.

This property is conveyed subject to any further such limitations, restrictions, and encumbrances as may affect the property.

Unimproved ( )
This is improved ( X ) property, known as: **424 Ezell Pike, Nashville, Tennessee 37217.**

Witness our hands, this the 26th day of June, 2026.

Joseph Wayne Foster
**JOSEPH WAYNE FOSTER**

x Robert Alan Foster
**ROBERT ALAN FOSTER**

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**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JOSEPH WAYNE FOSTER** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that she executed the within instrument for the purposes therein contained, by signing her name in such capacity.

Witness my hand and official seal, this 26th day of June, **2026.**

My Commission Expires: 1/22/2030

Notary Public

JAD A. DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2030

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **ROBERT ALAN FOSTER** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that she executed the within instrument for the purposes therein contained, by signing her name in such capacity.

Witness my hand and official seal, this 26th day of June, **2026.**

My Commission Expires: 1/22/2030

Notary Public

JAD A. DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2030