THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
ForthRight Title, LLC
116 Maple Row Boulevard
Hendersonville, TN 37075
File No. 26-1182-TH

Karen Johnson Davidson County
Batch # 1442329 DEEDWARR
07/06/2026 10:34:49 AM 3 pgs
Fees: $18.00 Taxes: $1,245.05
20260706-0060275

Name and Address of New Owner:
Etay Ceder and Danielle Ceder
177 Briggs Avenue
Nashville, TN 37211-3205

Send Tax Bills To:
Etay Ceder and Danielle Ceder
177 Briggs Avenue
Nashville, TN 37211-3205

Map & Parcel No: 133 07 0 190.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Thomas Daniel Foster, unmarried** , "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Danielle Ceder and Etay Ceder, wife and husband,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 28 on the REVISED PLAN OF PARMA HEIGHTS, SECTION 2, as of record in Book 2083, page 71, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Thomas Daniel Foster, by Warranty Deed from Phillip David Foster, Jr., Carl Anthony Foster, and Kenneth Gerald Foster, devisees under the Last Will and Testament of Phillip David Foster, Sr., deceased, and Ruth E. Foster, surviving spouse of Phillip David Foster, Sr., deceased, of record in Instrument No. 20160610-0058729, in the Register's Office for Davidson County, Tennessee, dated June 09, 2016 and recorded on June 10, 2016.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as: **177 Briggs Avenue, Nashville, TN 37211-3205**

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 06/29/2026.

_____(SEAL)
Thomas Daniel Foster

STATE OF TENNESSEE

COUNTY OF Sumner

Personally appeared before me the undersigned, a Notary Public in and for said State and County, **Thomas Daniel Foster, unmarried**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 06/29/2026.

_____
Notary Signature
My commission expires: 1/31/2027

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $336,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF Sumner

Sworn to and subscribed before me this 06/29/2026.

Notary Signature
My commission expires: 1/31/2027

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON