Karen Johnson
Batch # 1445824
07/14/2026 10:17:48 AM
Fees: $13.00 Taxes: $2,442.00
Davidson County
DEEDWARR
2 pgs
20260714-0063335

Warranty Deed

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-07-2026	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $660,000.00. Affiant Subscribed and sworn to before me, this the 13th day of July, 2026. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Joshua Cabe Willis Molly Willis	NEW OWNER	061-08-0-141.00
4607 Medora Avenue		
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DIVAN BEZUIDENHOUT AND EMILY BOYNTON BEZUIDENHOUT, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSHUA CABE WILLIS AND MOLLY WILLIS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, 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. 7 on the map of Mrs. A. J. McGanghey's Subdivision of Tract No. 2, Second Haysboro Subdivision, as shown of record in Book 843, Page 71, Register's Office for said County.

Said Lot No. 7 fronts 100 feet on the Westerly side of Medora Street and extends back between parallel lines 300 feet to a dead line, measuring 100 feet thereon.

Being the same property conveyed to Ewell William Pulley and wife, Everne Moore Pulley by Warranty Deed from John C. Dodson and wife, Evelyn M. Dodson of record in Book 1536, Page 565, Register's Office for Davidson County, Tennessee, dated July 11, 1947 and recorded on October 18, 1947. Ewell William Pulley having died on or about June 7, 2001, vesting Everne Moore Pulley as surviving tenant. Everne Moore Pulley having died on or about October 8, 2020. Affidavit of Heirship of record in Instrument No. 20210804-0104846, names heirs as William Michael Pulley, Howard Benjamin Pulley and Brenda Susan Pulley Corn.

Being the same property conveyed to Foster Investment Group, LLC, a Tennessee limited liability company by Warranty Deed from William Michael Pulley, Brenda Susan Pulley Corn and Howard Benjamin Pulley, being the heirs at law of Everne Moore Pulley of record in Instrument No. 20210827-0116176 Register's Office for Davidson County, Tennessee, dated August 27, 2021 and recorded on August 27, 2021.

Being the same property conveyed to Divan Bezuidenhout and Emily Boynton Bezuidenhout, husband and wife by Warranty Deed from Foster Investment Group, LLC, a Tennessee limited liability company of record in Instrument No. 20220121-0008043 Register's Office for Davidson County, Tennessee, dated January 20, 2022 and recorded on January 21, 2022.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 4607 Medora Avenue, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 13th day of July, 2026.

Divan Bezuidenhout

Emily Boynton Bezuidenhout

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Divan Bezuidenhout and Emily Boynton Bezuidenhout, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 13th day of July, 2026.

Notary Public

My Commission Expires: 1-22-29

DREW BANDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2029