Karen Johnson Davidson County
Batch# 1450591 DEEDWARR
07/22/2026 12:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20260722-0066503

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Rutherford

Actual consideration or value, whichever is greater is $405,000.00.

Affiant

SEAN ALCORN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Subscribed and sworn before me this the 21st day of July, 2026.

Notary Public
My commission expires: 12.15.2029

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Nicholas Foltz 1125 Alcove Way Antioch, TN 37013	Same as new owner	164-07-0B 036.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MIDTOWN REALTY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to NICHOLAS FOLTZ, AN UNMARRIED MAN, AND COURTNEY RACKLIFF, AN UNMARRIED WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being all of Lot 36 as shown on the Final Plat of PROVIDENCE ARBOURS, of record in Instrument No. 20220708-0078998, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate property description.

Being part of the same property conveyed to Midtown Realty, LLC, a Tennessee Limited Liability Company, by deed dated 04/12/2024, from Progressive Development, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20240415-0026732, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1125 Alcove Way, Antioch, TN 37013.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 21st day of July, 2026.

Midtown Realty, LLC

BY: _____
Harold Johnson, Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Harold Johnson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged themself to be the Member of the within named bargainor, a LLC, and that he, as such member, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said Harold Johnson as such Member.

Witness my hand and official seal this 21st day of July, 2026.

My commission expires:

9-7-26

_____
Notary Public



Tennessee Certificate of Authenticity

I, Shannon Gilbert, 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 07/21/2026.

Shannon Gilbert
Affiant Signature

7/21/26
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 21st day of July, 2026.

Sean Alcorn
Notary's Signature

My Commission Expires: 12-15-2029

Notary's Seal

