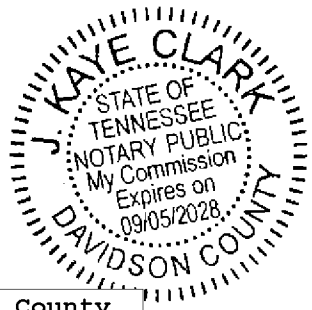


STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ DAVIDSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $230,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 1st day of October, 2026.

NOTARY PUBLIC

My commission expires: 9-5-2028

Karen Johnson Davidson County
Batch# 1480883 DEEDWARR
10/06/2026 10:18:30 AM 6 pgs
Fees: $33.00 Taxes: $851.00
20261006-0091848

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
Celia Stewart Rouse, Attorney-at-Law
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Summer Lewynn Knotts	New Owner	064 13 0B 056.00
(NAME)	(NAME)	
301 Laurel Hill Drive		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Tammy L. Ryall, a married woman, Charles Foust, Jr., an unmarried man, Michoz Todd Foust, a married man, and Lisa Shoemake, a married woman,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Summer Lewynn Knotts, a single woman, as sole ownership**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 301 on the plan of Laurel Hill Courtyard Homes of record in Plat Book 6900, Page 573, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Betty A. Foust, a single person by deed from Resolution Trust Corporation as Receiver for Meribanc Savings Association of record in Book 8694, Page 67, dated July 20, 1992, said Register's Office.

Betty A. Foust, Betty Ann Foust, and Betty Ann Richardson Foust being one and the same person.

The said Betty Ann Richardson Foust having since died testate on or about October 6, 2025, vesting property in the devises of the Last Will and Testament of Betty Ann Richardson Foust, Tammy L. Ryall, Charles Foust, Jr., Michoz Todd Foust, and Lisa Shoemake, as evidenced by the Amended Order of Probate for Muniment of Title, Docket No. 25P2410, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, of record in Instrument No. 20260910-0083856, said Register's Office.

The said Michael Foust and Michoz Todd Foust being one in the same.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This property is __unimproved _X_improved property known as: 301 Laurel Hill Drive, Old Hickory, TN 37138.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 25 day of SEPT, 2026.

Tammy L. Ryall

Tammy L. Ryall

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Knox

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tammy L. Ryall, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25 day of Sept, 2026.

M. Candis Thompson

Notary Public
My Commission Expires: 11. 22. 2028

M CANDIS THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

Witness our hands this 30 day of Sept, 2026.

Charles Foust, Jr.

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said Charles Foust, Jr., the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30 day of Sept, 2026.

Notary Public
My Commission Expires:

MORGAN O'NEILL
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
April 1, 2030
COUNTY OF WILSON

Witness our hands this 30 day of Sept, 2026.

Michoz Todd Foust

Michoz Todd Foust

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michoz Todd Foust, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30 day of Sept, 2026.

Notary Public
My Commission Expires:



Witness our hands this 17 day of September, 2026.

Lisa Shoemake

Lisa Shoemake

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lisa Shoemake, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17 day of September, 2026.

Notary Public
My Commission Expires:

TAYLOR CLARKE
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 28, 2030
COUNTY OF WILSON

Certificate of Authenticity

I, Holly A. Mason 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 the _____ day of 10/1/26, 2026.

Affiant Signature

10/1/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 1 day of October, 2026.

Notary's Signature (Notary Seal)
My Commission Expires: 7/14/2030

