THIS INSTRUMENT PREPARED BY:

Magnolia Title + Escrow, Inc.
1104 Fatherland St.
Nashville, TN 37206

Address New Owner(s)
Lynda Fox
225 Bermuda Dr.
Nashville, TN 37214
Send Tax Bills To:
Lynda Fox
225 Bermuda Dr
Nashville, TN 37214
Map & Parcel Nos.:
Map 84-14, Parcel 169.00

BILL GARRETT, Davidson County
Trans: T20160088300 DEEDQC
Recvd: 10/06/16 15:13 2 pgs
Fees: 12.00 Taxes: 0.00

20161006-0106016

QUITCLAIM DEED
For purposes of correction of Quitclaim Deed
at Instrument No. 20010706-0072274, R.O.D.C.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Susan Fox Santry, Successor Trustee of the Marvin Fox Living Trust for Susan Fox Santry and Steven Fox, and their appointees or issue, and Susan Fox Santry, individually,** ("Grantor") does hereby quitclaim and convey unto **Lynda Fox and Jessica Davis Fox, heirs at law of Mark Steven Fox** ("Grantee"), their heirs and assigns, all of my Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Donelson Meadows, Section 2, as of record in Book 2133, Pages 100 and 101, Register's Office for said County, described as follows:

Beginning on the Easterly margin of Bermuda Drive, at the corner of Lots Nos. 38 and 39; thence with said Drive, Northwardly 131.45 feet to the corner of Lots Nos. 39 and 40; thence with the line between said two lots, Eastwardly 186.1 feet to the corner of Lots Nos. 40 and 41; thence with the line between Lots Nos. 39 and 41, Southeastwardly 91.3 feet to the Westerly line of Lot No. 32, thence with said line, Southwestwardly 109.7 feet to the corner of Lots Nos. 38 and 39; thence with the line between said two lots, Westwardly 234.2 feet to the beginning.

Being the same property conveyed to Mark Steven Fox by Quitclaim Deed from Susan Fox Santry and Mark Steven Fox, designated as Co-Trustees under the Living Trust of Marvin Fox, Jr. and Susan Fox Santry, individually, dated 7/5/2001, recorded 7/6/2001, and appearing of record in Instrument No. 20010706-0072274, Register's Office for Davidson County, Tennessee.

The above referenced conveyance at Instrument No. 20010706-0072274, R.O.D.C., is defective, and this deed is being executed for purposes of correction. Mark Steven Fox died intestate on June 24, 2011. Pursuant to the terms and provisions of the Marvin Fox Living Trust, any one Trustee can act alone to bind said Trust. Susan Fox Santry executes this deed of correction pursuant to such Trust terms. *See also*: **Affidavit of Heirships of record at Instrument Nos. 20161006-0106013 And 20161006-0106014, Register's Office for Davidson County, Tennessee.**

This is improved property known as **225 Bermuda Drive, Nashville, Tennessee 37214.**

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

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 27th day of September, 2016

Marvin Fox Living Trust

Susan Fox Santry
By: Susan Fox Santry, Successor Trustee

Susan Fox Santry
Susan Fox Santry, individually

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Mona Orange; a Notary Public in and for said state and county, **Susan Fox Santry**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 25 day of Sept, 2016.

NOTARY PUBLIC

My Commission Expires: March 10, 2019

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Mona Orange, a Notary Public, in and for said County and State, the within named, Susan Fox Santry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she is the Successor Trustee of the Marvin Fox Living Trust, and that this instrument was executed on behalf of said Trust for the purposes therein contained.

Witness my hand and official seal this 25 day of Sept, 2016.

Notary Public

My Commission Expires:
March 10, 2019

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is **$0.00**. Conveyance tax was already paid on Instrument No. 20010706-0072274, Register's Office for Davidson County, Tennessee.

AFFIANT

Subscribed and sworn to before me, this 5 day of October, 2016.

NOTARY PUBLIC

My Commission Expires: 1/20/19