THIS INSTRUMENT PREPARED BY
& RETURN TO:
Magnolia Title & Escrow, Inc.
1104 Fatherland St.
Nashville, TN 37206

BILL GARRETT, Davidson County
Trans: T20160088300 DEEDQC
Recvd: 10/06/16 15:14 2 pgs
Fees: 12.00 Taxes: 0.00
20161006-0106017

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

QUITCLAIM DEED

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, **Jessica Davis Fox** ("Grantor") do hereby quitclaim and convey unto **Lynda Fox** ("Grantee"), her 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 Lynda Fox and Jessica Davis Fox, by Quitclaim Deed from Susan Fox Santry, Successor Trustee of the Marvin Fox Living Trust for Susan Fox Santry and Steven Fox, and Susan Fox Santry, individually, dated 9-27-2016, **recorded** 10-6-2016 **and appearing of record in Instrument No.** 20161006-0106016, **Register's Office for Davidson County, Tennessee.**

Grantor hereby warrants that this has never been a marital residence of the Grantor herein.

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 28th day of September, 20 16

Jessica Davis Fox

STATE OF MISSOURI
COUNTY OF St Louis

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

Jessica Davis Fox
JF

WITNESS my hand and seal at office this 28th day of September, 2016

Gerry J Reimer
NOTARY PUBLIC

My Commission Expires:
April 11, 2019

GERRY J. REIMER
Notary Public - Notary Seal
State of Missouri
Commissioned for Jefferson County
My Commission Expires: April 11, 2019
Commission Number: 15993320

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.00.

AFFIANT

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

Leslie Garside
NOTARY PUBLIC

My Commission Expires: 1/20/19

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY