Prepared by:
DLO Title, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064
from information provided by the parties without the benefit of a title examination. The preparer makes no warranties as to the status of the title.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration is $ 0.

Sworn to and subscribed before me this
3 day of August, 2018.

Affiant

Notary Public

R. MARK DOUGALL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-14-2019

Bill Garrett Davidson County
Batch# 124834 DEEDQC
08/06/2018 11:20:47 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180806-0076953

QUITCLAIM DEED

Name and Address of New Owner:
Stephanie S. Fox
161 Crestfield Place.
Franklin, TN 37069

Send Tax Bills To
New Owner

Map and Parcel Number:
092-050-061.00

For and in consideration of Ten Dollars ($10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, **Stephanie S. Fox, Trustee of the KCJB Family Trust U/I dated November 16, 2015,** hereby quitclaims unto **Stephanie S. Fox,** married, her heirs and assigns, all right, title and interest in and to the real property situated in Davidson County, Tennessee, described as follows:

BEING Lot No. 53 on the Plan of College Hill Subdivision, Section 2, of record in Book 2133, Page 52, Register's Office for Davidson County Tennessee.

Said Lot No. 53 fronts 85 feet on the northerly margin of Batavia Street and extends back 153.4 feet on the easterly line and 131.1 feet on the westerly line to a broken line in the rear, measuring 90.8 feet thereon.

Being the same property conveyed to Stephanie S. Fox, Trustee of the KCJB Family Trust, dated November 16, 2015 Quitclaim Deed from Stephanie S. Fox of record in Instrument No. 20151118-0116809 Register's Office for Davidson County, Tennessee, dated November 16, 2015 and recorded on November 18, 2015.

This is improved property known as **3604 Batavia Street, Nashville, TN 37208.**

This conveyance is subject to matters all of record.

Signature Page To Follow

In witness whereof, I have hereunto set my hand this 3rd day of August, 2018.

The KCJB Family Trust U/I dated November 16, 2015

Stephanie S Fox

By Stephanie S. Fox, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Stephanie S. Fox, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged to be the sole Trustee of The KCJB Family Trust U/I dated November 16, 2015, the within named bargainor and that as such Trustee, executed the foregoing instrument on behalf of said Trust for the purposes therein contained.

Witness my hand, at office, this 3rd day of August, 2018.

Notary Public
My Commission Expires:

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-14-2019