WARRANTY DEED

Karen Johnson Davidson County
Batch# 428471 DEEDWARR
06/30/2020 10:59:30 AM 3 pgs
Fees: $18.00 Taxes: $758.50
20200630-0070620

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Cheatham
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES: 1-10-2021

(AFFIX SEAL)

KARA J. KRANTZ STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Quinn Voss		
(NAME)	(NAME)	
101 Woodcraft Court	same	108 15 0 005.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **We Thomas C Fox III and Wife, Janet H Fox**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Quinn Voss, an unmarried man**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

LAND in Davidson County, Tennessee, being Lot No. 186A on the plan of Percy Priest Woods Section 4 Zone Lot Div. Lots 181 thru 188, of record in Book 6250, Page 357 and amended in Book 6900, Page 32, Register's Office for said County, Tennessee.

SAID Lot No. 186A, which is a corner lot, fronts 24.00 feet on the Southerly margin of Wood Court and fronts 86.13 feet on the westerly margin of Woodcraft Drive, said frontages being joined by a curve having a length of 39.75 feet, and extends back 53.50 feet on the southerly line and 109.69 feet on the westerly line to a point of intersection.

Being the same property conveyed to Thomas C. Fox, III and spouse, Janet H. Fox by Warranty Deed from Vincent E. Fortuna and spouse, Susan Florence Fortune, dated 07/30/1994 and recorded 10/31/1994, of record in Book 9505, Page 564, Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 6250, Page 357, and amended in Book 6900, Page 32, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

File No.: 773450
Warranty Deed TN

This is improved ☒ 101 Woodcraft Court, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their 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.

Effective the 29th day of June, 2020.

Thomas C Fox III

Janet H Fox

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas C Fox III and Janet H Fox, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 29th day of June, 2020.

Notary Public:
My Commission Expires: 5.17.21

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

True Copy Certification

As required under T.C.A §66-24-101(d) et seq.

I, L. Broner McCoy, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Cheatham

Personally appeared before me, Kara J. Krantz, a notary public for this county and state, **L. Broner McCoy**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

This the 30th day of June, 2020.

Notary's Signature

KARA J. KRANTZ
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY

My Commission Expires: 1-10-2021

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