THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210635519** Karen Johnson Davidson County Batch# 665163 **DEEDWARR** 06/25/2021 01:11:17 PM 2 pgs Fees: $13.00 Taxes: $1,480.00 20210625-0086618	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $400,000.00. Affiant Subscribed and sworn to before me, this 23rd day of June, 2021. Notary Public My Commission Expires: HOLLY DEES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

WARRANTY DEED

Address New Owner: Rearranging Spaces, LLC 3725 Central Avenue Nashville, TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 115 09 0 067.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Daniel P. Fox, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Rearranging Spaces, LLC, a Tennessee limited liability company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 173 on the Plan of West Meade Estates, Section 8, of record in Book 3700, Page 31, amended in Book 4053, Page 468, Register's Office for said County.

Said Lot No. 173 fronts 120 feet on the Southerly side of Pennywell Drive and runs back between lines 217.6 feet on the Westerly line and 368.43 feet on the Easterly line to a dead line in the rear on which is a broken line on which it measures 232.28 feet.

Being the same property conveyed Daniel P. Fox, unmarried, by Warranty Deed from Stephen E. Kulinski and wife, Fredricka Kulinski, of record in Book 11508, Page 98, in the Register's Office of Davidson County, Tennessee, dated May 28, 1999 and recorded on June 2, 1999.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Eight, West Meade Estates, as recorded in Plat Book 3700, Page(s) 31, amended in Book 4053, Page 468.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3934, Page 115 and amended in Book 4503, Page 111.

This is improved property located at 6743 Pennywell Drive Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of June, 2021.

Daniel P. Fox

Daniel P. Fox

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Daniel P. Fox, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of June, 2021.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 06, 2022