Karen Johnson Davidson County
Batch# 683463 DEEDWARR
07/26/2021 11:00:30 AM 3 pgs
Fees: $18.00 Taxes: $1,087.80
20210726-0099804

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $294,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of June, 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

GINGER WEBER STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

File No. BC-21-807

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Natalie Arieux	Same As New Owner	
(NAME)	(NAME)	072-10-1A-046.00-CO
1122 Litton Avenue #206		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Claude Fox, as Trustee of The Claude Earl Fox III Revocable Trust and Steven E. Weldon, as Trustee of The Steven E. Weldon Revocable Trust**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Natalie Arieux,** _____, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee, Unit B2025, as established in Declaration of Covenants, Conditions and Restrictions for Solo East, a Condominium of record at Instrument No. 20160729-0078558, as amended in Instrument No. 20160818-0086606 and 20161121-0122822 and 20170320-0027135 in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Claude Fox, as Trustee of The Claude Earl Fox III Revocable Trust under Trust Instrument Dated 08/15/2002 by Warranty deed from Harpeth Development, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20170801-0078229 Register's Office for Davidson County, Tennessee, dated July 28, 2017 and recorded on August 01, 2017.

Being the same property conveyed to Claude Fox, as Trustee of The Claude Earl Fox III Revocable Trust and Steven E. Weldon, as trustee of The Steven E Weldon Revocable Trust by Quitclaim deed from Claude Fox, as Trustee of The Claude Earl Fox III Revocable Trust of record in Instrument No. 201711200119109 Register's Office for Davidson County, Tennessee, dated November 15, 2017 and recorded on November 20, 2017.

This is property more commonly known as 1122 Litton Avenue #206, Nashville, TN 37216.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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.

Witness my/our hand this 21st day of June, 2021.

Claude Fox, as Trustee of the Claude Earl Fox III Revocable Trust under Trust Instrument Dated 08/15/2002

By: _____
Claude Fox, Trustee

Steven E. Weldon, as Trustee of the Steven E. Weldon Revocable Trust under Trust Instrument Dated 08/14/2002

By: _____
Steven Weldon, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of June, 2021, before me personally appeared Claude Fox, Trustee of Claude Fox, as Trustee of the Claude Earl Fox III Revocable Trust under Trust Instrument Dated 08/15/2002 and Steven Weldon, Trustee of Steven E. Weldon, as Trustee of the Steven E. Weldon Revocable Trust under Trust Instrument Dated 08/14/2002, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

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

_____
Notary Signature
My commission expires:

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2022

Certificate of Authenticity

I, Steve Berneman, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 21st day of June, 2021.

Steve Berneman

Date: June 21, 2021

State of Tennessee

County of Davidson

Sworn and subscribed before me on 21st day of June, 2021.

Name: Ginger Weber
Title: Notary Public

My commission expires: 4-23-2025

