Karen Johnson Davidson County
Batch# 685181 DEEDWARR
07/28/2021 11:50:30 AM 5 pgs
Fees: $28.00 Taxes: $969.40
20210728-0101558

WARRANTY DEED

EMILY MANNO NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-05-2025

File No. BC-21-1029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $262,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of July, 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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
Ryan Michael Lipe	New Owner	
(NAME)	(NAME)	
1435 Lewis Road	1435 Lewis Road	051-10-0D-111.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37115	Nashville, TN 37115	
(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, **Charles O. Fox, Executor of Estate of Joy L. Fox a/k/a Erah L. Fox and Charles O. Fox and Lora Fox Martin, individually as beneficiaries under the Last Will & Testament of Joy L. Fox a/k/a Erah L. Fox**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ryan Michael Lipe**, 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 in Davidson County, Tennessee, being Unit No 111, on the plan of Oakland Trace Condominiums, Section II, of record in Book 6200, page 558, Register's Office for said County.

Being Unit No. 111 on said plan and described by the Master Deed establishing a Horizontal Property Regime with Respect to Oakland Trace Condominiums, Section II, as of record in Book 7111, page 295, Register's Office for Davidson County, Tennessee. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, co-owners and tenants of Oakland Trace Condominiums, Section II, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 7111, page 295, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Dale Detroit Fox and wife, Joy L. Fox by Warranty deed from C & T Development Company, Inc. of record in Book 7159, page 494, Register's Office for Davidson County, Tennessee, dated March 04, 1987 and recorded on March 06, 1987. The said Dale Detroit Fox having since died on 10/22/88, leaving Joy L. Fox as surviving tenant by the entirety. The said Joy L. Fox subsequently died on March 12, 2021, and her Last Will & Testament has been admitted for Probate under Docket No. 21P620, in the 7th Circuit Court for Davidson County, Tennessee. Said Last Will & Testament devised the subject property to her children: Charles O. Fox and Lora Jane Fox. Lora Jane Fox is also known as Lora Fox Martin.

Charles O. Fox also joins in this conveyance for the purpose of conveying any interest held in the subject property by the Estate of Joy L. Fox a/k/a Erah L. Fox.

This is property more commonly known as: 1435 Lewis Road, Nashville, TN 37115.

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 20th day of July, 2021.

Ch O. Fox individually, by Ryan
attorney in fact
Charles O. Fox, individually, by Ryan Lux, his Attorney-in-Fact

Estate of Joy L. Fox a/k/a Erah L. Fox
By: Ch O Fox, Executor by Ryan
attorney in fact
Charles O. Fox, Executor, by Ryan Lux, his Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Ryan Lux, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Power of Attorney Charles O. Fox, and that this instrument was executed on behalf of the said Charles O. Fox for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Book _____, page _____, in the Register's Office for Davidson County, Tennessee.

202107280101557

Witness my hand, at office, this 20th day of July, 2021.

Notary Signature
My commission expires:

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-26-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Ryan Lux, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Power of Attorney Charles O. Fox in his capacity as Executor of the Estate of Joy L. Fox a/k/a Erah L. Fox, and that this instrument was executed on behalf of the said Charles O. Fox in his capacity as Executor of the Estate of Joy L. Fox a/k/a Erah L. Fox for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Book _____, page _____, in the Register's Office for Davidson County, Tennessee.

202107280101557

Witness my hand and official seal this 20th day of July, 2021.

Notary Signature
My commission expires:

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-26-2025

TR-27-1026 Warranty Deed

Lora Fox Martin, individually
f/k/a Lora Jane Fox

STATE OF CALIFORNIA
COUNTY OF _____

On this ____ day of July, 2021, before me personally appeared Lora Fox Martin, 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 ____ day of July, 2021.

SEE ATTACHED CA
☐ JURAT
☒ ACKNOWLEDGMENT

_____
Notary Signature
My commission expires:

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of SAN DIEGO)

On 07/16/2021 before me, Annalisa Caragio, NOTARY PUBLIC
Date *Here Insert Name and Title of the Officer*

personally appeared Lora Fox Martin
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity~~(ies)~~, and that by ~~his~~/her/~~their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

ANNALISA CARAGIO
Notary Public - California
San Diego County
Commission # 2335256
My Comm. Expires Oct 11, 2024

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer~~(s)~~ Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

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Certificate of Authenticity

I, Emily Manno, 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 07/22/21.

Date

Emily Manno

Affiant Signature

07/22/21

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22 day of July, 2021.

Leslie Garside

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON