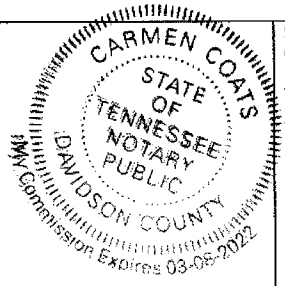
Karen Johnson Davidson County
Batch# 696441 DEEDWARR
08/12/2021 02:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20210812-0109089

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $335,000.00.

Affiant

Subscribed and sworn to before me, this the 10th day of August, 2021.

Carmen Coats
Notary Public

My commission expires: 03-06-22

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Julian Fox and Erin Fox	New Owner(s)	142 09 0F 310.00
109 TAGGERT AVE		
NASHVILLE, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MELINDA C. HMIELEWSKI, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JULIAN FOX AND ERIN FOX, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS. A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE DESCRIBED AS FOLLOWS, TO-WIT:

Unit No. 8961, together with the Carport Designated No. 8961-C, in River Plantation, Section VIII, Phase II, Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, General George Patton Road, and Old Harding Pike, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section VIII, Phase II, Condominium Apartments, recorded in Book 6900, Pages 514, 515, 516 and 517, as amended in Book 6900, Page 654, et seq, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 7417, Page 396, et seq, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Melinda C. Hmielewski, by Quitclaim Deed from James E. Carnes of record in Instrument No. 20060123-0008477, in the Register's Office of Davidson County, Tennessee, dated January 17, 2006 and recorded on January 23, 2006.

Being the same property conveyed to James E. Carnes and wife, MarJean R. Carnes, by Warranty Deed from Charles E. Holder and wife, Sue E. Holder of record in Book 10355, Page 277, in the Register's Office of Davidson County, Tennessee, dated February 20, 1997 and recorded on February 21, 1997. The said MarJean R. Carnes having since died.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 8961 Sawyer Brown Road, Nashville, TN 37221, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 10th day of August, 2021.

Melinda C. Hmielewski

Melinda C. Hmielewski

STATE OF Florida
COUNTY OF Hillsborough

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Melinda C. Hmielewski, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 10th day of August, 2021.

Notary Public Carmen F. Alvarez

My Commission Expires: 5/28/2023

x Physical Presence
or
___ Online Notarization

CARMEN F ALVAREZ
Notary Public - State of Florida
Commission # GG 325364
My Comm. Expires May 28, 2023
Bonded through National Notary Assn.

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 08/12/2021 (date ~~of document~~).

Affiant Signature

08/12/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 12th day of August, 2021.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY'S SEAL
MY COMMISSION EXPIRES MAY 5, 2025

MY COMMISSION EXPIRES: 5-5-2025