THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC
P. O. Box 527
Goodlettsville, Tennessee 37070

Karen Johnson Davidson County
Batch# 760555 DEEDWARR
11/24/2021 12:10:30 PM 4 pgs
Fees: $23.00 Taxes: $1,572.50
20211124-0156144

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Nos.
Top R and A Development LLC 1818 River Drive Nashville, Tennessee 37218	Same	071-11-0-169.00 071-11-0-170.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Roy Daniel Fox, Jr., Individually and Sole Heir at Law of Frances H. Fox,** has this day bargained and sold, and does hereby transfer and convey unto the said **Top R and A Development LLC, a Tennessee limited liability company,** the Grantee herein, its (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

TRACT 1

Land in Davidson County, Tennessee, being the westerly 50 feet of Lot No. 62, as shown on the map entitled Trinity Heights Addition, Subdivision of Bass Lands, of record in Book 161, page 38, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to ROY DANIEL FOX, SR. AND WIFE, FRANCES H. FOX, by deed from HERMAN T. COBB AND WIFE, EDNA COBB, of record in Book 5578, page 278, dated March 11, 1980, said Register's Office.

ROY DANIEL FOX, SR. died on or about March 16, 2005, leaving FRANCES H. FOX as the surviving tenant by the entirety.

FRANCES H. FOX died intestate on or about March 2, 2011, leaving ROY DANIEL FOX, JR. as her only Heir-at-Law. For further reference, see Affidavit of Heirship of record as Instrument No. __202111240156143___, said Register's Office.

TRACT 2

Land in Davidson County, Tennessee, being the easterly 50 feet of Lot No. 62, as shown on the map entitled Trinity Heights Addition, Subdivision of Bass Lands, of record in Book 161, page 38, Register's Office for Davidson

County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to ROY DANIEL FOX, SR. AND WIFE, FRANCES FOX, by deed from WILLIE T. WHITEHEAD AND WIFE, FLOSSIE W. WHITEHEAD, of record in Book 2636, page 197, dated January 26, 1957, said Register's Office.

ROY DANIEL FOX, SR. died on or about March 16, 2005, leaving FRANCES FOX as the surviving tenant by the entirety.

FRANCES HACKNEY FOX, reserving a Life Estate, conveyed unto ROY DANIEL FOX, JR., A 12% UNDIVIDED INTEREST in said property, by Quitclaim Deed of record as Instrument No. 20090930-0090563, dated August 18, 2009, said Register's Office.

FRANCES FOX died intestate on or about March 2, 2011, thereby extinguishing said Life Estate, and leaving ROY DANIEL FOX, JR. as her only Heir-at-Law. For further reference, see Affidavit of Heirship of record as Instrument No. 202111240156143**, said Register's Office.**

FRANCES FOX, FRANCES H. FOX AND FRANCES HACKNEY FOX are one and the same person.

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is **$425,000.00**.
Subscribed and sworn to before me
this 12 day of November, 2021.
My Commission Expires: 4/23/2025

Affiant

Notary Public

Crystal Lyon
State of Tennessee Notary Public
Sumner County

This is improved property located at 306 and 308 Pullen Avenue, Nashville, Davidson County, Tennessee 37207.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its (successors), heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 17 day of November, 2021.

ROY DANIEL FOX, JR., Individually and as Sole Heir at Law of Frances H. Fox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Russell E. Freeman, a Notary Public in and for said County and State, **Roy Daniel Fox, Jr.,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 17 day of November, 2021.

NOTARY PUBLIC

my commission expires
12/03/2024

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Tennessee Certification of Electronic Document

I, Gregory Vadner, 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 11/17/2021 (date of document).

Affiant Signature

11/18/2021
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 18 day of Nov, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 4/23/2025

NOTARY'S SEAL

Crystal Johnson
State of Tennessee Notary Public
Sumner County