Karen Johnson Davidson County
Batch# 779236 DEEDWARR
12/23/2021 11:21:18 AM 2 pgs
Fees: $13.00 Taxes: $2,775.00

20211223-0169757

| THIS INSTRUMENT WAS PREPARED BY | STATE OF Tennessee<br>COUNTY OF Davidson |
|---|---|
| Bankers Title & Escrow Corporation<br>3310 West End Avenue, Suite 540<br>Nashville, TN 37203<br><br>P21-4098-WE | THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$750,000.00**.<br><br>Affiant<br><br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF DECEMBER, 2021.<br><br>M. Catherine Clearwaters<br>Notary Public<br><br>MY COMMISSION EXPIRES: 1-6-25<br>(AFFIX SEAL) |

M. CATHERINE CLEARWATERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL NO(S). |
|---|---|---|
| Robert C Venable | Robert C Venable | MAP: |
| 229 Scurlock Court | 229 Scurlock Court | PARCEL: 118-08-0-050.00 |
| Franklin TN 37067 | Franklin TN 37067 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF NO DOLLARS AND NO/100 DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **JOHN J. FOX AND SHIRLEY J. FOX, HUSBAND AND WIFE**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT C VENABLE**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of Land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 359 on the Plan of Subdivision of Lot "A" in Grandview Heights, of record in Plat Book 161, Page 169, Register's Office for Davidson County, Tennessee.

Said Lot No. 359 fronts 50 feet on the Easterly side of Kline Avenue and runs back between parallel lines, along the Northerly margin of Melrose Street, 150 feet to an alley.

Included in this description but specifically EXCLUDED herefrom is that portion of the property conveyed in Book 8493, Page 671, Register's Office for Davidson County, Tennessee. Description as follows:

Being a right-of-way and easement in the 26th Councilmanic District of Nashville, Davidson County, Tennessee, said right-of-way being located along the existing Northerly right-of-way of Melrose Avenue and being a part of the Everett Johnson Property, as of record in Deed Book 7040, Page 380, R.O.D.C., Tennessee, and being more particularly described as follows:

Right-of-Way

Beginning at a point along the existing Northerly right-of-way of Melrose Avenue, said point being the Southwesterly corner of the aforementioned Everett Johnson Property; Thence leaving said point on a line North 25 degrees 26 minutes 37 seconds West, 14.54 feet, said line being the existing right-of-way of Kline Avenue, to a point; thence leaving said point on a line S 76 deg. 07' 08" E 12.33 feet, to a point; Thence, leaving said point on a line North 64 degrees 16 minutes 06 seconds East, 37.54 feet, to a point; Thence, leaving said point along a curve to the right with a radius of 984.93 feet and an arc length of 103.08 feet, to a point; Thence, leaving said point along a line South 25 degrees 26 minutes 37 seconds

East, 1.38 feet, said line being the existing Westerly right-of-way of a gravel alley, to a point being the Southeasterly corner of the aforementioned property; Thence, leaving said point on a line South 64 degrees 18 minutes 18 seconds West, 150.00 feet, said line being the existing Northerly right-of-way of Melrose Avenue, to the point of beginning.

Total right-of-way containing 862 square feet (0.020 acres, more or less.)

Temporary Construction Easement:

Beginning at a point on the existing Easterly right-of-way of Kline Avenue, said point being along a line North 25 degrees 26 minutes 37 seconds West, 14.54 feet from the existing Southwesterly corner of the aforementioned Everett Johnson property; Thence, leaving said point in a Northeasterly direction for 75 feet, more or less, at a width of 7 feet, more or less; Thence, in an Easterly direction for 76 feet, more or less, varying in width from 7 feet, more or less, to 0 feet.
Total temporary construction easement containing 809 square feet more or less.

Being the same property conveyed to John J. Fox and wife, Shirley J. Fox by Warranty Deed from Timothy Charles Killom and Kathleen Short Killom, Trustees of the Killom Family Living Trust Agreement of record in Book 11099, page 916, Register's Office for Davidson County, Tennessee, dated August 26, 1998 and recorded on September 04, 1998. (Value or consideration shown in aforementioned deed $49,000.00.) Being also known as 2324 Kline Avenue Nashville, Tennessee 37211.

This is UNIMPROVED ✠ IMPROVED property known as: **2324 Kline Avenue, Nashville, TN 37211**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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(s) this the 21 day of December, 2021.

John J. Fox

John J. Fox

Shirley J. Fox

Shirley J. Fox

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 **JOHN J. FOX,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

R. L. MOORE TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Witness my hand and official seal this the 21 day of December, 2021.

My Commission Expires: Jan 8, 2024

Notary Public

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 **SHIRLEY J. FOX,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

R. L. MOORE TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Witness my hand and official seal this the 21 day of December, 2021.

My Commission Expires: Jan 8, 2024

Notary Public