This Instrument Prepared By:
Parker T. Brown, Esq.
FIDELIS LAW, PLLC
1585 Mallory Lane, Suite 104
Brentwood, Tennessee 37027

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Karen Johnson Davidson County
Batch# 779729 DEEDWARR
12/28/2021 09:18:02 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20211228-0170273

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

NEW OWNER:	SEND TAX BILL TO:	MAP/PARCEL:
THOMAS DODGE FOX and LISA GAIL WITHERSPOON, Trustees		
FOX & WITHERSPOON REVOCABLE LIVING TRUST dated December 21, 2021	SAME	083-07-0-110.00
709 Powers Avenue		
Nashville, Tennessee 37206		

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409(a)(3)(F).

Thomas D. Fox
THOMAS D. FOX

Sworn to and subscribed before me this December 21, 2021.

Notary Public My Commission Expires: _____

PARKER T. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 06-18-2025

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, THOMAS D. FOX and LISA GAIL WITHERSPOON, a married couple, do hereby transfer, release, and convey any and all of our right, title and interest in and to that certain real estate located in Davidson County, Tennessee, to THOMAS DODGE FOX and LISA GAIL WITHERSPOON, Trustees of the FOX & WITHERSPOON REVOCABLE LIVING TRUST, dated December 21, 2021, and any amendments thereto, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 9, BLOCK "A", TILLMAN SUBDIVISION, PART 1, as shown on plat of record in Plat Book 1130, Page 29, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for more particular description of said property.

Being the same property conveyed to THOMAS D. FOX and LISA GAIL WITHERSPOON, a married couple, by BRENNEN TATUM, an unmarried man, by Warranty Deed of record in Instrument No. 20190125-0007653, Register's Office for Davidson County, Tennessee.

The foregoing description is taken from the prior deed of record.

This conveyance is subject to all restrictions and easements of record, restrictive covenants and conditions, all matters appearing on the plan of record, other matters of record, including all terms set out on any applicable plat of record and all applicable governmental and zoning regulations.

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 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.

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.

This is improved property known as: 709 Powers Avenue, Nashville, TN 37206.

WITNESS OUR HANDS this December 21, 2021.

Thomas D. Fox

THOMAS D. FOX

Lisa Gail Witherspoon

LISA GAIL WITHERSPOON

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named THOMAS D. FOX and LISA GAIL WITHERSPOON, and with whom I am personally acquainted, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this December 21, 2021.

NOTARY PUBLIC

My Commission Expires: _____

PARKER T. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 06-18-2025