After Recording Return to:

Karen Johnson Davidson County
Batch# 798744 DEEDWARRSP
02/02/2022 09:16:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220202-0012053

Prepared: P. DeSantis, Esquire
235 West Brandon Blvd., #191
Brandon, Florida 33511
(866) 755-6300
PREPARER NOT RESPONSIBLE FOR CLOSING

ALAMO TITLE COMPANY
GF [illegible]

Map & Parcel:
119-03-0-076.00

SPECIAL WARRANTY DEED

Property Owner:
Terry Keith Fox, Trustee
Linda Jeanette Fox, Trustee
+Terry Keith Fox, Trustee
+Linda Jeanette Fox, Trustee

Send Tax Bills To:
Property Owner

Person or Entity Responsible For Payment of Taxes:
Same as Property Owner

THIS INDENTURE, made this 7 day of December, 2021, between LINDA JEANETTE FOX, Administrix of the Estate of Nancy Gail Corbett, Deceased, with a mailing address of 572 Greenleaf Ave. Smyrna TN 37167, GRANTOR and THE TERRY AND JEANETTE FOX LIVING TRUST under Instrument dated 11/23/2020 for the Benefit of Terry Keith Fox and Linda Jeanette Fox, with a mailing address of 572 Greenleaf Avenue Smyrna TN 37167, GRANTEES.

WITNESSETH:

That Grantor, for and in consideration of the sum of One Dollar ($1.00) in hand paid by Grantees, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto Grantees the following described premises of real property, to wit:

Situated in Davidson County, Tennessee and being further bounded and described as follows:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT: BEING LOT NO. 58 ON THE PLAN OF CRESCENT HEIGHTS OF RECORD IN BOOK 2331, PAGE 106, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 58 FRONTS 75 FEET ON THE NORTHEASTERLY SIDE OF DODGE DRIVE AND RUNS BACK BETWEEN LINES 324.3 FEET ON THE NORTHWESTERLY LINE AND 327.31 FEET ON THE SOUTHEASTERLY LINE, TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 75 FEET.

SUBJECT TO ALL MATTERS OF RECORD.

BEING THE SAME PROPERTY CONVEYED TO NANCY G. CORBETT, MARRIED BY DEED FROM WILLIAM EDWARD BOOKER AND WIFE, MILDRED B. BOOKER, RECORDED AUGUST 22, 1988 IN BOOK 7616, PAGE 91, DAVIDSON COUNTY, TENNESSEE.

PROPERTY ADDRESS: 128 Dodge Drive, Nashville, TN 37210

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the above described premises of real property together with all right, title, interest, hereditaments and appurtenances thereto appertaining unto Grantees. Grantor covenants with the said Grantees that she is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor except to the extent otherwise set forth herein, and as to the lien for any city and county property taxes which are assumed by Grantees.

Wherever used herein, the singular number shall include the plural, and the plural the singular, as required. The use of any gender shall include all genders and the neuter.

Grantor does further covenant and bind herself, and her heirs, successors and assigns, to warrant and forever defend the title to the Property to the said Grantees against the lawful claims of all persons claiming by, through or under the Grantor, but no further or otherwise.

The remainder of this page has been intentionally left blank.

Signature page to follow.

IN WITNESS WHEREOF, this Grantor has hereunto set a hand and seal on this the date first above written.

Linda Jeanette Fox, Administrix of the Estate of Nancy Gail Corbett, Deceased

LINDA JEANETTE FOX, Administrix of the Estate of Nancy Gail Corbett, Deceased

DECHAN ST.CLOUD STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE

COUNTY OF Rutherford

On this 7 day of December, 2021, before me personally appeared LINDA JEANETTE FOX, Administrix of the Estate of Nancy Gail Corbett, Deceased, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as his free act and deed.

Dechan St. Cloud

NOTARY PUBLIC

My Commission expires: 11/20/2023

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ zero, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

DECHAN ST.CLOUD STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Linda Jeanette Fox, Administrix of the Estate of Nancy Gail Corbett, Deceased

LINDA JEANETTE FOX, Administrix of the Estate of Nancy Gail Corbett, Deceased

Subscribed and sworn to before me this the 7 day of December, 2021.

Dechan St. Cloud

NOTARY PUBLIC

My Commission expires: 11/20/2023

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

Tennessee Certification of Electronic Document

I, Samantha Cobbs, 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 December 7, 2021 (date of document).

Affiant Signature

12/7/2021
Date

State of Texas

County of Tarrant

Sworn to and subscribed before me this 7th day of December, 2021.

Yacorsha Smith
Notary's Signature

MY COMMISSION EXPIRES: 7/28/2025

NOTARY'S SEAL

YACORSHA SMITH
Notary Public, State of Texas
Comm. Expires 07-28-2025
Notary 13122724-2