Karen Johnson Davidson County
Batch# 880573 DEEDWARR
06/29/2022 11:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,212.42
20220629-0075146

SUSAN MORELLI NOTARY PUBLIC TENNESSEE COUNTY OF RUTHERFORD	State of Tennessee County of Maury The actual consideration or value, whichever is greater, for this transfer is $ 327,680.00. Affiant Subscribed and sworn to before me, this the 28th day of June, 2022. Notary Public My commission expires: 08/17/2025 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
NICOLE SIMONS AND SEAN SIMONS	New Owners	135-12-0E-244.00
2288 Nashboro Blvd.	2288 Nashboro Blv.	
Nashville, TN 37217	Nashville, TN 37217	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

RODERICK KINGSBURY FOX AND SHARON JOHNSON FOX, HUSBAND AND WIFE

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

NICOLE SIMONS AND SEAN SIMONS, WIFE AND HUSBAND

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

Land in Davidson County, Tennessee, being Unit No. 244, on the Plan of Phase Two, Nashboro Village Tract #21 of record in Book 4660, Page 159, as amended on the Horizontal Property Regime, Private Element, for Nashboro-Fairway Pointe, as recorded in the Fourth Amendment to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20050222-0018814, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.

Being the same property conveyed to RODERICK KINGSBURY FOX AND SHARON JOHNSON FOX, HUSBAND AND WIFE, by deed from MARQUIS HOMES, LLC., A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20080505-0045814, dated April 30, 2008, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 2288 Nashboro Blvd, Nashville, TN 37217.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 Grantee, his 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 22 day of June, 2022.

RODERICK KINGSBURY FOX

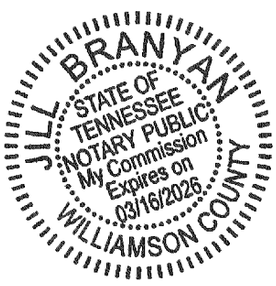
SHARON JOHNSON FOX

State of Tennessee)
County of Wilson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, _ **RODERICK KINGSBURY FOX AND SHARON JOHNSON FOX, HUSBAND AND WIFE,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22 day of June, 2022.

NOTARY PUBLIC
My Commission Expires: 03-16-26



TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Chari Paulson *(custodian's name)*, 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 6/22/2022 *(date of document)*.

Chari Paulson
Custodian's Signature

6/28/22
date

STATE OF TENNESSEE
COUNTY OF Maury

Sworn to and subscribed before me this 28th day of June, 2022.

Susan Morelli
Notary Public

MY COMMISSION EXPIRES: 08/7/2025

SUSAN MORELLI
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD