Karen Johnson Davidson County
Batch# 889530 DEEDQC
07/15/2022 12:16:09 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220715-0081505

PREPARED BY:
LISA WEBB, esq.
5505 EDMONDSON PIKE, SUITE 11
NASHVILLE, TENNESSEE 37211

QUITCLAIM DEED

Address New Owners As Follows	Send Tax Bills To	Map Parcel Numbers
Name Allison Marie Fox	**Name** Allison Marie Fox	083-09-0-283.00
Street Address or Route Number 1423 Ordway Place	**Street Address** 1423 Ordway Place	
City State Zip Nashville TN 37206	**City State Zip** Nashville TN 37206	

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Lionel Phillips Fox, III., the Grantor, by these presents does hereby quitclaim and convey unto Allison Marie Fox, all of his right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Webb & Johnson's Subdivision of record in Plat Book 57, Page 131, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Matthew James Cramer and wife, Kaelin B. Cramer by Warranty deed from Jaima Jenkins and, husband, Antonio Darsinos of record in Instrument No. 20050502-0048196 Register's Office for Davidson County, Tennessee, dated April 27, 2005 and recorded on May 02, 2005.

Being the same property conveyed to Allison Marie Fox and Lionel P. Fox, III by Warranty deed from Matthew James Cramer and wife, Kaelin B. Cramer of record in Instrument No. 20170909-0090941, Register's Office for Davidson County, Tennessee, dated 08/03/2017 and recorded on 08/08/2017.

This is improved property known as 1423 Ordway Place, Nashville, Tennessee 37206.

Said property is conveyed subject to such limitations, restrictions, encumbrances as may affect the premises.

This deed prepared based upon information provided by the parties without certification or examination of title by the preparer.

Witness my hand this 1st day of July, 2022.

LIONEL PHILLIPS FOX, III.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Natalie Knight, a Notary Public in and for said County and State, the within named, Lionel Phillips Fox, III., the 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 Nashville, Tennessee, this 1st day of July, 2022.

NATALIE KNIGHT STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Natalie Knight
Notary Public
My commission expires: 10/5/2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned, after being duly sworn according to law, does make oath and affirm that this quitclaim deed is executed and delivered in accordance with the terms of a Divorce Decree and Marital Dissolution Agreement in the case styled *Allison Marie Fox v. Lionel Phillips Fox, III.*, Docket No. 2D-1510, Third Circuit Court for Davidson County, Tennessee, and that the consideration for the transfer is $1.00.

Affiant

Subscribed and sworn before me, this the 1st day of July, 2022.

NATALIE KNIGHT STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Natalie Knight
Notary Public
My commission expires: 10/5/2025

This conveyance is exempt from transfer tax pursuant to T.C.A. § 67-4-409(a)(3)(E).