Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: BS-OR-22-746

Name and Address of New Owner:
Katherine Cox
746 Fox Ridge Drive
Brentwood, TN 37027

Send Tax Statements To:
New Owner

Karen Johnson Davidson County
Batch# 907964 **DEEDWARR**
08/25/2022 10:02:48 AM 2 pgs
Fees: $13.00 Taxes: $1,047.10

20220825-0095931

THIS INSTRUMENT PREPARED BY:
~~(Please Return Document to this Address)~~

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-22081424

Map and Parcel: 160 14 0C 046.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jesse C. Moffitt, a single man,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Katherine Cox, single and Christie G. Cox, married, joint tenants in common with right of survivorship**, 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:

Land in Davidson County, Tennessee, and being all of Unit No. 746, on the Horizontal Property Regime for Brentwood Trace Condominiums, Section Two, as recorded in Master Deed of record in Book 5818, page 915, and as shown on plat of record in Book 5200, page 376 & 377, in the Register's Office of Davidson County, Tennessee, to all of which reference is hereby made for a more complete description, together with an undivided percentage in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to Jesse C. Moffitt, a single man by Warranty Deed filed fir record on September 13, 2019 in Instrument Number 20190913-0093080, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following; Master Deed Establishing a Horizontal Property Regime of Brentwood Trace Condominiums, Section Two of record in Book 5818, page 915;All matters as set forth per plat of record in Book 5200, page 376 & 377; By-Laws of Brentwood Trace, a Horizontal Property Regime of record in Book 5524, page 424 and as amended in Book 5868, page 70; Creation of Easement for ingress and egress and public utility and drainage of record in Book 4831, page 125; Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Book 5155, page 164 and Book 5155, page 169; Storm Water Detention Agreement of record in Book 5861, page 411, all of said Register's Office for Davidson County, Tennessee.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 746 Fox Ridge Drive, Brentwood, TN 37027

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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my heirs and assigns, 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 hand this 18th day of August, 2022.

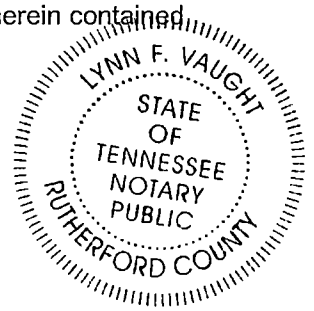
Jesse C. Moffitt

State of Tennessee

County of Rutherford

Personally appeared before me, Jesse C. Moffitt with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 18th of August, 2022.



Notary Public
My Commission Expires: 2/20/2023

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $283,000.00.

Affiant Signature

Subscribed and sworn to before me, this 18th day of August, 2022.

Notary Public
My Commission Expires: 7/9/24

