THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220741790**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $620,000.00. Affiant Subscribed and sworn to before me, this 31st day of August, 2022. Notary Public My Commission Expires: 9.21.2024

Jennifer Harris State Of Tennessee Notary Public County of Rutherford

Karen Johnson Davidson County
Batch# 911721 DEEDWARR
09/01/2022 02:18:30 PM 3 pgs
Fees: $18.00 Taxes: $2,294.00
20220901-0098796

WARRANTY DEED

Address New Owner: Eugene G. Fox and Dianne Fox 6840 Collinswood Drive Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 155 08 0C 200.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Fredrick L. Bittle Jr. and Marta Sullivan Bittle, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Eugene G. Fox and Dianne Fox, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 200 on the Plan of Poplar Creek Estates, Phase 2, of record in Plat Book 6900, Page(s) 339 through 347, as Amended in Plat Book 7900, Page(s) 888 & 889, said Register's Office, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Fredrick L. Bittle, Jr. and wife, Marta Sullivan, by Warranty Deed from Tennessee Construction Company, of record in Book 10383, Page 974, in the Register's Office of Davidson County, Tennessee, dated March 14, 1997 and recorded on March 18, 1997. Marta Sullivan and Marta Sullivan Bittle being one and the same.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Poplar Creek Estates, Phase 2, as recorded in Plat Book 6900, Page(s) 339 thru 347 and Amendment recorded in Book 7900, Page 888 and 889.

Declaration of Covenants, Conditions and Restrictions recorded in Book 6662, Page 433; Amended and Supplemented in Book 6987, Page 966; Book 7270, Page 648 and Book 7964, Page 33.

Declaration of Covenants, Conditions and Restrictions recorded in Book 9472, Page 824.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 6474, Page 346; Amended in Book 6486, Page 587 and Amended and Supplemented in Book 6987, Page 966 and Book 7964, Page 33.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 6804, Page 536.

Storm Water Detention Agreement as set forth in instrument recorded in Book 7099, Page 299.

This is improved property located at 6840 Collinswood Drive Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of August, 2022.

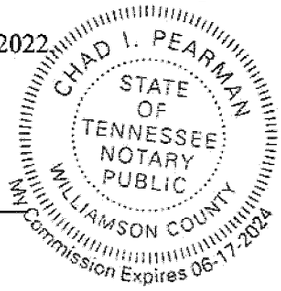
Fredrick L. Bittle Jr.
Fredrick L. Bittle Jr.

Marta Sullivan Bittle
Marta Sullivan Bittle

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Fredrick L. Bittle Jr. and Marta Sullivan Bittle, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of August, 2022.



Notary Public
My Commission Expires: _____

True Copy Certification

I, Jennifer Harris, 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 8.31.2022 (date of document).

Affiant Signature

8.31.2022

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 31st day of August 2022

Notary's Signature

MY COMMISSION EXPIRES: 11-21-2024

Notary's Seal

