BOX 10-A

Karen Johnson Davidson County
Batch# 919009 DEEDWARR
09/20/2022 11:01:21 AM 2 pgs
Fees: $13.00 Taxes: $1,073.00
20220920-0104478

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-22-3941

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th day of September, 2022

Notary Public

Commission Expires: 4/27/2025

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

Address of New Owner	Send Tax Bills To:	Map & Parcel
Skyler Fox 2015 Greenwood Ave Nashville, TN 37206	Same	034-09-0-007.00

WARRANTY DEED

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

Melanie Underhill, married

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Skyler Fox, unmarried

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:

A certain tract or parcel of land in Davidson County, in the State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Lot 27 on the Map of Bransford Realty Co's Alta Loma Subdivision, as of record in Book 421, Page 44, Register's Office for said County, More Particularly Described to a survey thereof made April 18, 1997, by Bruce Rainey and Associates, as follows:

Beginning at a point on the Westerly Margin of Monticello Drive at the Common Corner of Lots No. 27 and 29; thence in a Westerly Direction along the Line between said Two Lots 263 feet to a point; thence in a Southerly Direction 176 Feet to a point; thence in an Easterly Direction 305 feet to the Westerly Margin of Monticello Drive; thence in a Northerly Direction along the Westerly Margin of Monticello Drive 175.5 feet to the point of beginning.

Being the same property conveyed to Melanie Underhill, married, by Warranty Deed from Thomas D. Baker, Jr., unmarried, of record in Instrument No. 20030206-0016704 Register's Office for Davidson County, Tennessee, dated January 27, 2003 and recorded on February 6, 2003.

Michael Underhill hereby joins in this conveyance to transfer any rights, title or interest he may have by virtue of marriage to Melanie Underhill.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record;

(2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1500 Monticello Avenue, Madison, TN 37115

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 we so covenant with the said GRANTEES that we are 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 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 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.

Dated this the 15th day of September, 2022.

Melanie Underhill

Melanie Underhill

Michael Underhill

Michael Underhill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of September, 2022, before me personally appeared Melanie Underhill and Michael Underhill, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of September, 2022.

Notary Signature
My commission expires: 2-22-2026

CORY ANN SCHUYLER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02-22-2026
WILLIAMSON COUNTY