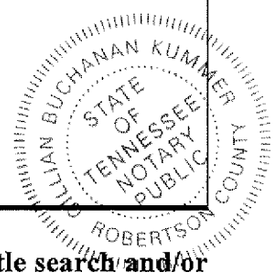
RECORDING INFORMATION	STATE OF TENNESSEE) COUNTY OF SUMNER)
Karen Johnson Davidson County Batch# 945802 DEEDQC 11/29/2022 03:39:30 PM 3 pgs Fees: $17.00 Taxes: $0.00 20221129-0125237	The actual consideration for this transfer is $0.00 Affiant Sworn to and subscribed before me this 21 day of November, 2022. Notary Public My Commission Expires: September 23, 2026
PREPARED BY AND RETURN TO: Valerie Webb & Associates PLLC 3037 Highway 31W, P.O. Box 887 White House, TN 37188	(SEAL)



DISCLAIMER: This instrument was prepared without the benefit of a title search and/or title examination, and the preparer assumes no responsibility for (i) the accuracy of the information contained herein or provided by the parties hereto or (ii) for any consequences or effects of this conveyance, including but not limited to the triggering of any "due-on-sale" clause or the violation of any covenant or obligation of any party hereto. The preparer has not provided any tax advice, including, but not limited to, income or gift tax advice, to any party hereto regarding this conveyance, and the preparer has not filed and will not file any tax returns regarding the same. The preparer has not conducted a closing or settlement in relation to this conveyance, nor has the preparer held or disbursed any earnest money or purchase funds in relation to the same.

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Leda M. Fox 1015 Davidson Street Nashville, TN 37206	New Owners	093 08 0 062.00

This Indenture is made and effective on the 23rd day of November, 2022 (the "***Effective Date***"), by and between:

LARRY WAYNE FOX AND WIFE, BARBARA WELLING FOX ("***Grantor***") and;

LEDA M. FOX, AN UNMARRIED WOMAN ("***Grantee***").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, conveys and quit claims to Grantee all of Grantor's interest in the following described real estate, situated in the County of Davidson, State of Tennessee:

Being Lot No. 13 on the Map of Shelby Heights Subdivision, Section II, of record in Book 2854, Page 5, Register's Office for said County, as follows:

Said Lot No. 13 borders 50.0 feet on the south margin of Ozark Street and 500.0 feet on the margin of Davidson Street and extends between the two streets, 152.1 feet on the west line and 151.7 feet on the east line.

Being the same property conveyed to Larry Wayne Fox and wife, Barbara Welling Fox, by General Warranty Deed from James E. McMurtry and wife, Barbara A.

McMurtry, of record in Book 4330, Page 963, Register's Office for Davidson County, Tennessee, dated April 23, 1069 and recorded on May 6, 1969.

This is improved property known as 1015 Davidson Street, Nashville, TN 37206.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed or has caused the same to be executed as of the Effective Date.

GRANTOR:

Larry Wayne Fox

Barbara Welling Fox

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned Notary Public for the aforesaid State and County, Larry Wayne Fox and Barbara Welling Fox, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of November, 2022.

Notary Public

My Commission Expires: 02/24/2024

LISA G. HODGES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

202211290125237

TRUE COPY CERTIFICATION

I, Lisa Hodges, 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 the 23rd day of November, 2022 (date of document).

Affiant Signature

Date: 11/29/2022

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Sworn to and subscribed before me this 29th day of November, 2022.

Notary Public

My Commission Expires: September 23, 2026

