Name and Address of New Owner(s):
Shawn Fox and Kathy Fox
2710 Donna Hill Dr.
Nashville, TN 37214

Send Tax Bills To:
New Owner(s)

This Instrument Prepared By:
Steven Disser, Esq.
Greater Nashville Title, LLC
4603 Gallatin Pike,
Nashville, TN 37216

Map & Parcel No: 073 07 0 079.00

Karen Johnson Davidson County
Batch# 956397 DEEDQC
12/29/2022 03:49:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20221229-0133720

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Shawn Fox, a married man,** hereinafter called the Grantor(s), quitclaim unto **Shawn Fox and Katherine Fox, husband and wife,** hereinafter called the Grantee(s), all my title and interest, if any, to the following described real estate in Davidson County, Tennessee:

Being Lot No. 352 on the plan of Section VI, Sunset View, as of record in Book 2900, pages 54-55, Register's Office for Davidson County, Tennessee.

Said Lot No. 352 fronts 100.02 feet on the westerly side of Donna Hill Drive and runs back 311.2 feet on the northerly line and 322.9 feet on the southerly line to a dead line in the rear on which it measures 145.13 feet.

Being the same property conveyed to Banks P. Fox and wife, Kathryn H. Fox by deed from Oron R. Ford and wife, Sybil P. Ford, of record in Book 5034, page 160, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Kathryn H. Fox by Quitclaim Deed from Banks P. Fox, of record in 7293, page 792, said Register's Office. Further, Kathryn H. Fox conveyed a ½ interest to Shawn P. Fox in Quitclaim Deed of record in Book 7306, page 169, said Register's Office. Shawn P. Fox then conveyed his ½ interest in said property to Michael D. Brazzell and Kathryn H. Fox by Quitclaim Deed of record in Book 8971, page 328, said Register's Office. Further, the said Michael D. Brazzell conveyed his interest in the property unto Kathryn H. Fox by Quitclaim Deed of record in Book 9113, page 273, said Register's Office, the said Kathryn H. Fox then owning 100% interest in the property. The said Kathryn H. Fox having since died and pursuant to Affidavit of Heirship as recorded in Instrument No. 20070503-0053003, said Register's Office, title was then vested in Carolyn Fox and Shawn Fox. Further, property was conveyed by Quitclaim Deed from Carolyn Fox and Shawn Fox to J. Blake Freeman, Trustee, and by the same Instrument conveyed from J. Blake Freeman, Trustee, to Shawn Fox, a one-half undivided interest, and Cecil R. Benson, Ill, a one-half undivided interest, of record in Instrument No. 20160623-0064107, said Register's Office.

Further, being the same property conveyed to Shawn Fox, a married man, by Quitclaim Deed from Cecil R. Benson, III, signed July 28, 2018 and recorded August 3, 2018 in Instrument No. 20180803-0076487, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 2710 Donna Hill Dr., Nashville, TN 37214.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the 29 day of December, 2022.

_____(SEAL)
Shawn Fox

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Shawn Fox, the within named bargainer(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 29 day of December 2022.

_____
Notary Public
My commission expires: 5-9-26

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$0**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

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

_____
Notary Public
My commission expires: 5-9-26

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 12-29-22.

Affiant Signature

12-29-22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 29 day of December, 2022.

Notary Signature

My Commission Expires: 5-9-26

