WARRANTY DEED

Karen Johnson Davidson County
Batch# 959047 DEEDWARR
01/09/2023 10:28:17 AM 3 pgs
Fees: $18.00 Taxes: $3,607.50

20230109-0001622

KEVIN N. LOWRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE, COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $975,000.00.

Affiant

Subscribed and sworn to me on 27 day of December, 2022.

NOTARY PUBLIC

My Commission Expires: 4-19-2025

THIS INSTRUMENT WAS PREPARED BY:

ORTALE KELLEY
Jeremy H. Cherry
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #: 36182

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Candace T. Feltz and Michael D. Feltz 1173 Rock Springs Road, Suite 110 Smyrna, TN 37167	Candace T. Feltz & Michael D. Feltz 8013 Pleasant View Dr. Lascassas TN 37085	147-04-0-162.00- 147-04-0-162.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **THE KATHY FOX REVOCABLE TRUST, DATED JANUARY 8, 2016**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **CANDACE T. FELTZ and MICHAEL D. FELTZ, wife and husband,** hereinafter called **"GRANTEE,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Lot 1, Bruce Subdivision, as shown on plat of record in Plat Book 6050, Page 43, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said Land.

Being the same property conveyed to Kathy Fox Revocable Trust dated January 08, 2016 by Quitclaim deed from KF Properties, LLC of record in Instrument No. 20171121-0119470 Register's Office for Davidson County, Tennessee, dated November 20, 2017 and recorded on November 21, 2017.

The conveyance of the above-described parcel of land is subject to the following:

1. **2022 property taxes which have been prorated by the parties and assumed by the Grantee.**
2. **Subject to all matters shown on the Plan of record in Plat Book 6050, Page 43 and Book 3700, Page 34, Register's Office for Davidson County, Tennessee.**
3. **Restrictions of record in Book 3942, Page 54, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.**
4. **Warranty Deed to Metropolitan Government of Nashville & Davidson County, Tennessee of record in Book 4092, Page 516, in the Register's Office for Davidson County, Tennessee.**
5. **No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways.**
6. **Rights of tenants in possession, as tenants only, under unrecorded leases, if any.**
7. **Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and right of ways for public utilities applicable to this property.**

This property is also known as improved property located at 388 Harding Place, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, 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 22nd day of December, 2022.

THE KATHY FOX REVOCABLE TRUST, dated January 8, 2016

BY: Katherine Louise Jones Fox
KATHERINE LOUISE JONES FOX

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **The Kathy Fox Revocable Trust, dated January 8, 2016**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, this 22nd day of December, 2022.

Notary Public, State of Tennessee

MICHELLE MARIE MONTAGUE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 6, 2026

My Commission Expires: 7-6-2026