WARRANTY DEED

Karen Johnson Davidson County
Batch# 978077 DEEDWARR
03/07/2023 03:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20230307-0016497

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 6 DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: 07-06-26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tyler Salyer and Loren Gifford	Capstar Bank	
(NAME)	(NAME)	096-13-0-073.00
818 Kent Road	1133 Ocean Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Lakewood, NJ 08701	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **FOX HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TYLER SALYER AND LOREN GIFFORD, HUSBAND AND WIFE,** 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:

Land in Davidson County, Tennessee, being Lot No. 94 on the Plan of Twin Lawn of record in Plat Book 2331, Page 9, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Quinn T. Nowlin, unmarried, by Warranty Deed from The Estate of Kelley T. Nowlin by Bruce C. Nowlin, Frank A. Nowlin, Julie Lane, Wayne T. Nowlin and Jane Thompson of record in Book 8908, Page 829, Register's Office for Davidson County, Tennessee, dated March 24, 1993 and recorded on April 06, 1993.

Being the same property conveyed to Skyler Fox, single, by Warranty Deed from Quinn T. Nowlin, unmarried, of record in Instrument No. 20220816-0092827, Register's Office for Davidson County, Tennessee, dated August 12, 2022 and recorded on August 16, 2022.

Being the same property conveyed to Fox Homes, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Skyler Fox, single, of record in Instrument No. _202303070016496___, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 818 Kent Road, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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.

Witness my hand this 6th day of March, 2023

FOX HOMES, LLC

BY: _____

DYLAN POTTER, AUTHORIZED AGENT

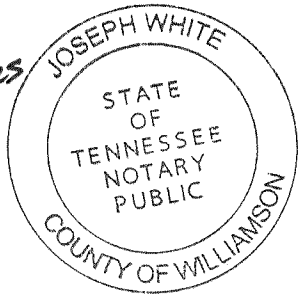
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Dylan Potter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be an Authorized Agent of Fox Homes, LLC, and that he as such Authorized Agent of Fox Homes, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Authorized Agent of Fox Homes, LLC.

Witness my hand and official seal this 6th day of March, 2023.

Commission expires: 4/27/2025



_____

Notary Public

True Copy Certification

I, **Pam Autry,** 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 this the 6th day of March, 2023.

Affiant Signature
Date 03/06/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 6th day of March, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

