Karen Johnson Davidson County
Batch# 1008683 DEEDQC
05/30/2023 10:05:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20230530-0040397

FROM:

ERNA FOX AND
SARAH E. TOMLIN

TO:

EMILY HARVEY, TRUSTEE

FROM:

EMILY HARVEY, TRUSTEE

TO:

ERNA FOX AND SARAH E. TOMLN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:

EMILY HARVEY
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

CHARLES NELSON IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/2/2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is NONE.

Affiant

Subscribed and sworn to before me, this 17th day of May, 2023.

Notary Public

My Commission Expires: 11/2/26

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Erna Fox and Sarah Tomlin 8207 Sawyer Brown Road, F-4 Nashville, Tennessee 37221	SAME	142 01 0A 036.00 CO

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and for the express purpose of making a re-conveyance to create a tenancy in common with rights of survivorship, we, Erna Fox and Sarah E. Tomlin, hereby remise, release and quitclaim unto Emily Harvey, Trustee, her successors and assigns, all

of our right title and interest in the tract of land described on Exhibit A attached hereto. Exhibit A is incorporated herein by this reference.

New legal descriptions were not prepared for this transaction. The legal descriptions are the same as the previous instruments of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

And now, I, the said Emily Harvey, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby remise, release and quitclaim unto Erna Fox and Sarah E. Tomlin, as tenants in common with rights of survivorship, their heirs and assigns, the same property hereinabove described and set forth, to which reference is hereby made, and said property is quitclaimed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

WITNESS our hands this 17th day of May, 2023.

Erna Fox

Erna Fox

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Erna Fox, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 17th day of May, 2023.

My Commission Expires: 11/2/26

Notary Public

CHARLES NELSON IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-02-2026

Sarah E. Tomlin

Sarah E. Tomlin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sarah E. Tomlin, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 17th day of May, 2023.

My Commission Expires: _____

CHARLES NELSON IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-02-2026

Notary Public

Emily Harvey, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Emily Harvey, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 17th day of May, 2023.

My Commission Expires: _____

CHARLES NELSON IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-02-2026

Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Unit F-4, together with Carport designated No. F-4-C, in the River Plantation, Section One, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section One, Condominium Apartments, recorded in Book 4460, page 59, of Register's Office for Davidson County, Tennessee and described in Master Deed recorded in Book 4562, page 474, and amended recorded as Instrument No. 20051020-0126564, of the Register's Office for Davidson County, Tennessee to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the property, apartments, co-owners and tenants of River Plantation, Section One, Condominium Apartments, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 4562, page 474, and amended recorded as Instrument No. 20051020-0126564, said Register's Office, are incorporated in this deed by reference and made a part thereof the same as though copied herein.

Being the same property conveyed to John Fox, Jr. by the estate of Charles Edward Haga, deceased, of record in instrument number 20211112-0150864, Register's Office for Davidson County, Tennessee.

John Fox Jr. died on January 16, 2022. Upon his death, the property vested equally in his heirs-at-law, Erna Fox and Sarah E. Tomlin, according to the Affidavit of Heirship recorded in instrument number 20230524-0039032, Register's Office for Davidson County, Tennessee.

This is improved property known as 8207 Sawyer Brown Road, Unit F-4, Nashville, Tennessee 37221.

CERTIFICATE OF AUTHENTICITY

I, Emily Harvey, 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 5/17/23.

5/17/23
Date

Emily Harvey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 5th day of May, 2023.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

