Karen Johnson Davidson County
Batch# 1021883 DEEDWARR
07/03/2023 09:59:30 AM 3 pgs
Fees: $18.00 Taxes: $3,326.30
20230703-0050576

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $899,000.00.

Affiant

Subscribed and sworn to me on 06/29/23.

NOTARY PUBLIC
My Commission Expires:

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Lisa Coviello 4908A Wyoming Ave. Nashville, TN 37209	TOWER COMMUNITY BANK 7201 NOLENSVILLE RD NOLENSVILLE, TN 37135	103 03 0E 001.00

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, Derrick T. Fox, a single man, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Lisa Q. Coviello, an unmarried woman, hereinafter called **"GRANTEE,"** his/her successors and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit No. A on the Plan of 4908 Wyoming Avenue Town Homes, a Horizontal Property Regime attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 4908 Wyoming Avenue Town Homes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20130624-0064522, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description thereof.
>
> Being the same property conveyed to Derrick T. Fox, single man, from Richard G. Houston by Warranty Deed dated February 14, 2018, and recorded on February 21, 2018, of record in Instrument No. 20180221-0016295, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 4908A Wyoming Ave., Nashville, Tennessee 37209.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, his/her successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE he/she is 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 himself/herself, his/her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his/her successors 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 06/29/23.

Derrick T. Fox

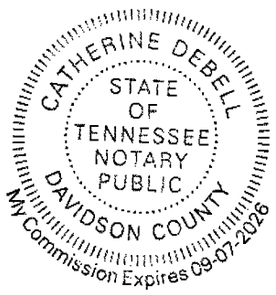
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 06/29/23, before me personally appeared Derrick T. Fox, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on 06/29/23

NOTARY PUBLIC

My Commission Expires: 9-7-26



Tennessee Certification of Electronic Document

I, Steven T. Morris 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 July 3, 2023 (date of document).

Affiant Signature

July 3, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 3rd day of July, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023