Karen Johnson Davidson County
Batch# 1030421 DEEDQC
07/25/2023 02:54:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230725-0057438

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 36513-07-2021	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $0.00 Affiant Subscribed and sworn to before me, this 25th day of July, 2023. Notary Public My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jeremy Anthony Oliver Successor Trustee 4313 Lindawood Drive Nashville, TN 37215	The Fountain Trust 4313 Lindawood Drive Nashville, TN 37215	Map and Parcel No.: 130 08 0 149.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Kelly E. Cox, Trustee of The Fountain Trust under agreement dated February 28, 2019 ("Grantor"), does hereby quitclaim, transfer and convey unto Jeremy Anthony Oliver, Successor Trustee of The Fountain Trust under agreement dated February 28, 2019, as amended ("Grantee"), his successors and assigns, all of Grantor's right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Revised Lot 2 – Lindawood Place, as of record in Plat Book 7900, Page 690, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Kelly E. Cox, Trustee of The Fountain Trust under agreement dated February 28, 2019, by Quitclaim Deed of record in Instrument No. 20190503-0041748, in the Register's Office of Davidson County, Tennessee.

Together with Ingress, Egress and Access Easement, Maintenance Agreement and Restrictive Covenant as more fully described in Book 9283, page 748, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 4313 Lindawood Drive, Nashville, Davidson County, Tennessee, 37215.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of July, 2023.

GRANTOR:

Kelly E. Cox, Trustee of The Fountain Trust
under agreement dated February 28, 2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kelly E. Cox, Trustee of The Fountain Trust under agreement dated February 28, 2019, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of July, 2023.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires: 3/6/24

Tennessee Certification of Electronic Document

I, George Mudter, 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 7/25/23 (date of document).

Affiant Signature

7/25/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25 day of July, 2023.

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 10/2/23

NOTARY'S SEAL

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY