Karen Johnson Davidson County
Batch# 1036286 DEEDQC
08/09/2023 09:47:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230809-0061677

THIS INSTRUMENT PREPARED BY:
HALE TITLE AND ESCROW, LLC
3020 Stansberry Lane, Suite 100
Franklin, Tennessee 37069

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL:
Katherine Fox **2612 Acklen Avenue** **Nashville, TN 37212**	**NEW OWNER** **2614 Acklen Avenue** **Nashville, TN 37212**	**104-11-1B-002.00**

FOR AND IN CONSIDERATION of the sum of Ten and NO/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Katherine Louise Jones Fox, Trustee of The Kathy Fox Revocable Trust, dated January 8, 2016**, (hereinafter called the **"Grantor")**, hereby quitclaims and conveys all of her right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee described as follows, unto **Katherine Fox, an unmarried woman**, (hereinafter called the **"Grantee"**), her heirs, successors and assigns, as the case may be, to-wit:

Land in Davidson County, Tennessee, being Unit B, 2700 Acklen Avenue, shown in the Declaration of Covenants, Conditions and Restrictions for 2700 Acklen Avenue, a Horizontal Property Regime with Private Elements of record in Instrument Number 20211103-0147054, 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 a portion of the same property conveyed to Katherine J. Fox by Warranty deed from Mark C. Hill, married and Robert D. Dougher, married of record in Instrument No. 20070301-0025067 Register's Office for Davidson County, Tennessee, dated February 26, 2007 and recorded on March 1, 2007.

Being a portion of the same property conveyed to Kathy Fox Revocable Trust dated January 8, 2016 by Quitclaim deed from Katherine J. Fox, unmarried of record in Instrument No. 20171121-0119471 Register's Office for Davidson County, Tennessee, dated November 20, 2017 and recorded on November 21, 2017.

This property is known as **2612 Acklen Avenue, Nashville, TN 37212**.

WITNESS, the hand of the undersigned this 8 day of August, 2023.

Katherine Louise Jones Fox, Trustee

Katherine Louise Jones Fox, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Katherine Louise Jones Fox, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Trustee of The Kathy Fox Revocable Trust, dated January 8, 2016, the within bargainor, and that she as such Trustee, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing her name as Trustee of The Kathy Fox Revocable Trust, dated January 8, 2016.

Witness my hand, at office, this 8 day of August, 2023.

Notary Public

My commission expires: _____

KATHLEEN HALE MCCLELLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-16-2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Ten and NO/100 ($10.00) DOLLARS.

Affiant

Sworn to and subscribed before me, this 8 day of August, 2023.

My commission expires: _____

Notary Public

CASSIE ANNE STARLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-19-2026

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 8/8/2023.

Date

Affiant Signature

8/8/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 8 day of August, 2023.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

ALLISON G PINKSTON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-24-2025