Karen Johnson Davidson County
Batch# 1065457 DEEDWARR
10/27/2023 08:26:30 AM 4 pgs
Fees: $23.00 Taxes: $3,885.00
20231027-0084059

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,050,000.00.

Affiant

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

Notary Public

My commission expires:

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
174 Saundersville Rd, Ste 102, Hendersonville, TN. 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Christopher Dumont and Rachel G. Dumont	Same as new owners	071-11-0-170.00
308 Pullen Ave.		
Nashville, TN 37207		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Top R and A Development LLC, a Tennessee limited liability company

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Christopher Dumont and Rachel G. Dumont, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the east 50 feet of Lot No. 62 on the Plan of Trinity Heights Addition, Subdivision of Bass Lands, of record in Plat Book 161, Page 38, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 62 fronts 50 feet on the southerly side of Pullen Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Ray Daniel Fox, Sr. and wife, Frances Fox by Warranty Deed from Willie T. Whitehead and wife, Flossie W. Whitehead of record in Book 2636, Page 197, Register's Office for Davidson County, Tennessee, dated January 26, 1957 and recorded on January 31, 1957. Roy Daniel Fox, Sr. died on March 16, 2005, leaving his wife, Frances H. Fox as the surviving tenant by the entirety.

Being the same property conveyed to Roy Daniel Fox, Jr. by Quitclaim Deed from Frances Hackney Fox, as to a Twelve (12%) Percent, interest of record in Instrument No. 20090930-0090563 Register's Office for Davidson County, Tennessee, dated August 18, 2009 and recorded on September 30, 2009. The said Frances Hackney Fox further retained a life estate interest unto herself in the subject property within said deed. Frances Hackney Fox died on March 2, 2011, leaving her son, Roy Daniel Fox, Jr., as her sole heir at law, as evidenced by Affidavit of Heirship recorded on November 24, 2021 in Instrument Number 20211124-0156143, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Top R and A Development LLC, a Tennessee limited liability company by Warranty Deed from Roy Daniel Fox, Jr., Individually and Sole Heir at Law of Frances H. Fox, of record in Instrument No. 20211124-0156144, Register's Office for Davidson County, Tennessee, dated November 17, 2021 and recorded on November 24, 2021.

This is improved property known as **308 Pullen Ave., Nashville, TN 37207.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 17 day of October, 2023.

Top R and A Development LLC, a Tennessee limited liability company

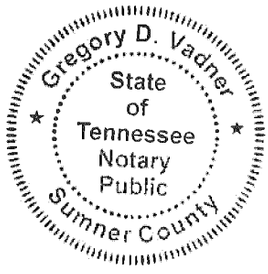
Reginald McKeever – Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Reginald McKeever, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged them to be Sole Member (or other officer authorized to execute the instrument) of Top R & A Development, the within named bargainor, a Tennessee limited liability company, and that they as such Sole Member executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by them as Sole Member.

Witness my hand and official seal this 17 day of October, 2023.

Notary Public
My Commission Expires: 3.23.27



Lenders Title Company File No. 23-000213-626

Please Return to:

Magnolia Title & Escrow
150 N Royal Oaks Blvd
Franklin, TN 37067

Certificate of Authenticity

I, Elizabeth Yerger, 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 **October 17, 2023**.

Affiant Signature

October 26, 2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

26th day of **October**, 20**23**.

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)



Certificate of Authenticity

I, Elizabeth Yerger, 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 _____.

Affiant Signature

_____

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

_____ day of _____, 20_____.

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 09/02/2024