This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CMC)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

Karen Johnson Davidson County
Batch# 1072179 DEEDQC
11/15/2023 12:12:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20231115-0089080

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel Number:
Fox Family Real Estate, LLC 5973 Pinewood Road Franklin, TN 37064	same	022 00 0 121.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Fox Family Real Estate, GP, a Tennessee general partnership (the "Grantor"), does hereby quitclaim, transfer and convey all its right, title and interest in and to the following described property to Fox Family Real Estate, LLC, a Tennessee limited liability company (the "Grantee"), in fee simple, said property being a tract or parcel of land in Davidson County, State of Tennessee, described on Exhibit A attached hereto and incorporated herein by reference (the "Property").

The legal description is the same as the previous deed of record.

This is unimproved property known as 5056 Tranham Road, Whites Creek, Tennessee 37189.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 10th day of November, 2023.

GRANTOR

FOX FAMILY REAL ESTATE, GP

By: Emma Jean Fox
Emma Jean Fox, General Partner

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Emma Jean Fox, 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, and who further acknowledged that she is the General Partner of Fox Family Real Estate, GP, and is authorized by Fox Family Real Estate, GP to execute this instrument on its behalf.

WITNESS my hand and seal at office in Franklin, Tennessee, this 10th day of November, 2023.

Carla L Lovell
Notary Public

My Commission Expires: 7-9-2024



STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is zero dollars ($0.00)

Thomas C. Fox III, Affiant

Subscribed and sworn to before me this 10th day of November, 2023.

Carla L Lovell
Notary Public

My Commission Expires: 7-9-2024

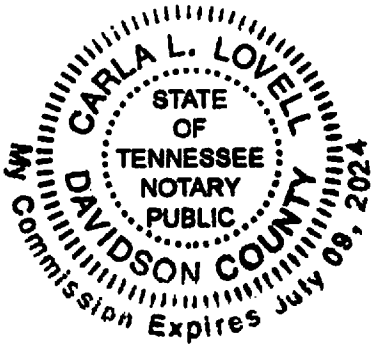


EXHIBIT A

PROPERTY DESCRIPTION

Approximately 103.04 acres on Tranham Road, Davidson County, Tennessee (Map 22, Parcel 121):

Land situated in Davidson County, Tennessee, being described as follows:

TRACT NO. 1: Beginning at a gum at the original Southwest corner; thence with the ridge North 12 degrees East 33.4 poles to a hickory; thence North 80 degrees East 48.5 poles to a gum; thence North 23½ degrees East 44.5 poles to a hickory and oak, thence south 86 degrees east 25 poles to a stake; thence east 102 poles to a dogwood in McGinnie line; thence with said line, south 1½ degrees west 80 poles to a birch in McCutcheon and Whiteman's line; thence with said line west 199.26 poles to the beginning, containing 92 acres, be the same, more or less.

TRACT NO. 2: 11.04 acres, more or less, as described according to a survey by Southern Land Surveying Co., Inc. dated March 5, 1966 as follows:

Beginning at an iron pin in the southerly margin of a branch, said point being south of the Tranham Road, thence North 30 degrees 30' West 286.89 feet to an iron pin; thence North 47 degrees 29' West 176.83 feet to an iron pin; thence North 55 degrees 21' West 85.72 feet to an iron pin; thence South 88 degrees 13' West 79.10 feet to an iron pin; thence West 4 degrees 31' West 594.25 feet to an iron pin; thence South 10 degrees 37' East 734.99 feet to a 23" black oak; thence South 58 degrees 24' West 326.92 feet to the point of beginning.

Being the same property conveyed to Fox Family Real Estate, GP by deed from Fox Brothers Properties, G.P., of record at Instrument No. 20130604-0056591 Register's Office for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, Terrie A. Carlton, 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 November 10, 2023.

Terrie A. Carlton

Terrie A. Carlton

11-14-23

Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 14th day of November, 2023.

Celeste Quigley

Notary Public

My Commission Expires: 07-09-24



NOTARY PUBLIC
Celeste Quigley
My Commission Expires
July 9, 2024
STATE OF TENNESSEE