Karen Johnson Davidson County
Batch# 1072182 DEEDQC
11/15/2023 12:13:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20231115-0089083

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

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel Number:
Fox Family Real Estate, LLC 5973 Pinewood Road Franklin, TN 37064	same	030 00 0 016.00

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 located on 0 Tranham Road, Davidson County, Tennessee.

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

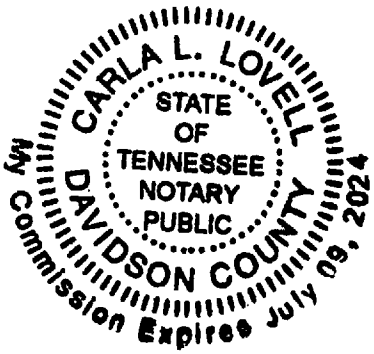
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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 90.34 acres on Tranham Road, Davidson County, Tennessee (Map 30, Parcel 16):

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

TRACT # 1: Beginning at a point in the center line of Tranlans Road and being a point North 43 degrees 00' East 546 feet from a pike at the center line of Whites Creek Pike, said pike being located south 43 degrees 00' west 31 feet, more or less from the center of the terminus of Tranlans Road; thence continuing with the center line of said Road the following courses and distances:

North 30 degrees 00' west 30 feet; north 63 degrees 00' west 333 feet; north 33 degrees 45' west 178 feet; north 17 degrees 15' east 180 feet; north 47 degrees 15' east 462 feet; and north 44 degrees 00' east 144 feet; thence south 42 degrees 45' east 82 feet to a point; thence with a fence the following courses and distances: south 2 degrees 15' east 142 feet; south 9 degrees 45' east 89 feet; south 26 degrees 00' east 68 feet; south 39 degrees 15' east 233 feet; south 29 degrees 30' east 165 feet; south 21 degrees 00' east 219 feet; and south 10 degrees 15' east 133 feet to an 18" hickory in an old established fence line; thence south 50 degrees 45' west with the said fence line .235 feet to a point thence north 54 degrees 45' west 412 feet to the beginning, containing 12 acres, more or less, all in accordance with a survey made by Hickerson-Miller, Engineers-Surveyors, September 20, 1958 and as amended January 18, 1966.

TRACT # 2: Beginning at a tone, with walnut and sassafras pointers, and running thence north 59 degrees east with the Briggs line 188 poles to a stake in Hallums west boundary line; thence north 4 degrees west with said Hallums line 15 poles to an oak; thence north 17 degrees west 14 poles to a hickory; thence north 43 degrees west 14.6 poles to a chestnut; thence north 27 degrees east 32 poles to a hickory; thence north 15 degrees west 12 poles to four hickories; thence with Hallums line north 33 degrees west 10.65 poles to a large hickory and dogwood, pointers at McCutchens southeast corner; thence with said McCutchens south boundary line south 55½ degrees west 26 poles to a hickory (on a path); thence south 49½ degrees west 20.7 poles to a forked persimmon; thence south 39½° west 15 poles to a sassafras and black oak on a ridge'; thence south 53 degrees west, crossing Tranlans Branch 60 poles to a sycamore at a gate; thence south 1½ degrees east 7 poles; thence south 40 degrees west 10 poles; thence south 72 degrees west 52 poles; thence south 62 degrees west 14 poles; thence south 47 degrees west 8¼ poles to a point in the center of the Road; thence south 13 ½ degrees west 10 poles; thence south 28 degrees east 18 poles; thence south 52 degrees east 14 poles; thence south 38 degrees east 26 poles to said stone at the beginning, containing 78.34 acres, more or less.

Being the same property conveyed to Fox Family Real Estate, GP by deed from T.C. Fox, Jr., of record at Instrument No. 20130604-0056592 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