BOX 10-A

Karen Johnson Davidson County
Batch # 1105877 DEEDQC
02/29/2024 09:06:00 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240229-0013866

This Instrument Prepared By and Return To:
Premier Escrow, LLC
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Fox Homes, LLC 1500 Greenwood Ave Nashville, TN 37206	New Owner	034-09-0-007.00

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **Skyler Fox, unmarried** do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto **Fox Homes, LLC,** its successors and assigns to the following tract of land in Davidson County, Tennessee described as follows:

A certain tract or parcel of land in Davidson County, in the State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Lot 27 on the Map of Bransford Realty Co's Alta Loma Subdivision, as of record in Book 421, Page 44, Register's Office for Davidson County, Tennessee, more particularly described to a survey thereof made April 18, 1997, by Bruce Rainey and Associates, as follows:

Beginning at a point on the Westerly Margin of Monticello Drive at the Common Corner of Lots No. 27 and 29; thence in a Westerly Direction along the Line between said Two Lots 263 Feet to a point; thence in a Southerly Direction 176 Feet to a point; thence in an Easterly Direction 305 feet to the Westerly Margin of Monticello Drive; thence in a Northerly Direction along the Westerly Margin of Monticello Drive 175.5 feet to the point of beginning.

Being the same property conveyed to Skyler Fox, unmarried by Warranty Deed from Melanie Underhill, married, of record in Instrument No. 20220920-010447, Register's Office for Davidson County, Tennessee, dated September 16, 2022 and recorded on September 20, 2022.

Being also known as 1500 Monticello Avenue, Madison, TN 37115

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Witness my hand this 20th day of February, 2023

SKYLER FOX

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Skyler Fox, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of February, 2023.

Commission expires: 4/27/2025

JOSEPH WHITE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 20th day of February, 2023.

Notary Public

JOSEPH WHITE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON