Karen Johnson Davidson County
Batch# 1107770 DEEDWARR
03/06/2024 12:27:30 PM 3 pgs
Fees: $18.00 Taxes: $2,219.63
20240306-0015611

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $599,900.00.

Affiant

Subscribed and sworn to me on 03/06/24.

NOTARY PUBLIC

My Commission Expires: 6-18-25

JAMES R. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Ella Perkins Bright Trust 639C James Avenue Nashville, TN 37209	NEW OWNER	P/O 090 08 0 108.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Lone Fox Investments, LLC, a Tennessee limited liability company, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Margaret S. Bright, Trustee of the Ella Perkins Bright Trust Dated April 4, 1999, hereinafter called **"GRANTEE,"** her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit 639C of 639 James Ave. Commons, a Horizontal Property Regime with Private Elements located in Nashville, Davidson County, Tennessee and described in a Declaration of Covenants, Conditions and Restrictions for 639 James Ave. Commons, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20240215-0010615, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, co-owners and tenants of 639 James Ave. Commons, a Horizontal Property Regime with Private Elements contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing of record as Instrument No. 20240215-0010615, and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.
>
> Being a portion of the property conveyed to Lone Fox Investments, LLC, a Tennessee limited liability company by deed from Lawrence E. Davis, Jr. and Sandra Potts, dated May 1, 2023, of record in Instrument No. 20230504-0033097, as corrected in Instrument No. 20230518-0037499 and Instrument No. 20230605-0042135, Register's Office for Davidson County, Tennessee.
>
> Commonly known as 639C James Avenue, Nashville, TN 37209.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his/her successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE he/she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and

GRANTOR does further covenant and bind himself/herself, his/her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his/her successors 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.

Witness my hand this 03/06/24.

Lone Fox Investments, LLC, a Tennessee limited liability company

By: Derrick Fox
Title: Sole and Managing Member

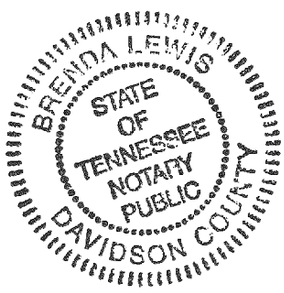
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of the state and county aforesaid, Derrick Fox, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that such person is the Sole and Managing Member of LONE FOX INVESTMENTS, LLC, a Tennessee limited liability company, and that as such Sole and Managing Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the company as Sole and Managing Member.

Witness my hand and official seal on 03/06/24.

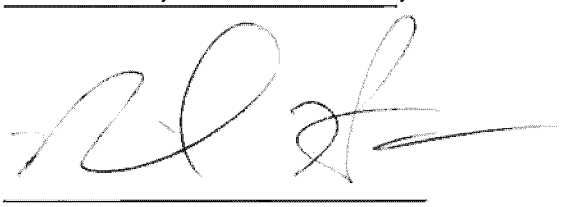
NOTARY PUBLIC

My Commission Expires: 9-8-2025



Certificate of Authenticity

I, Nick Harris, 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 March 6, 2024.



Affiant Signature

3/6/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 6th day of March, 2024.



Notary's Signature

My Commission Expires: 3/9/27

Date

