THIS INSTRUMENT PREPARED BY:	STATE OF Tennessee) COUNTY OF Wilson) The actual consideration or value, whichever is greater, for this transfer is: $899,000.00
The Row Title & Escrow, LLC **20 Music Square West, Suite 200** **Nashville, TN 37203** Karen Johnson Davidson County Batch# 1116465 DEEDWARR 03/28/2024 12:30:30 PM 5 pgs Fees: $28.00 Taxes: $3,326.30 20240328-0021670	Affiant Subscribed and sworn to before me, this 28 day of March 2024. Notary Public My Commission Expires: 2/7/27 AMY CROSS NANCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Nimrod Fox and Jessica E. Fox 306 Hancock Street Nashville, TN 37207	Mortgage Investors Group 8320 East Walker Springs Dr. Ste 200 Knoxville, TN 37923	Tax Parcel ID No. 082-07-0-317.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANDREW JOHN SEIFRIED, A SINGLE MAN** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **NIMROD FOX AND JESSICA E. FOX, HUSBAND AND WIFE,** (collectively, "Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of East Nashville Real Estate Co's Plan of Lots of record in Plat Book 57, Page 11, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Andrew John Seifried, a single man by Warranty Deed from Michael Patrick Hamilton and husband, William A. Bullens of record in Instrument No. 20210224-0023268 Register's Office for Davidson County, Tennessee, dated February 15, 2021 and recorded on February 24, 2021.

This is improved property commonly known as: **306 Hancock Street Nashville, TN 37207**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27 day of MARCH 2024.

ANDREW JOHN SEIFRIED

STATE OF ARIZONA)
)
COUNTY OF MARICOPA)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ANDREW JOHN SEIFRIED**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 27 day of MARCH, 2024.

JOHN C. DUVALL
Notary Public - Arizona
Maricopa Co. / #563075
Expires 03/23/2028

202403280021670

Notary Public
My Commission Expires: 3-23-2028

State of Arizona

County of Maricopa

The foregoing document was acknowledged before me this 27 day of MARCH 2024
by ANDREW JOHN SEIFRIED

(Seal)

JOHN C. DUVALL
Notary Public - Arizona
Maricopa Co. / #663075
Expires 03/23/2028

Notary Public

FURTHER DESCRIPTION OF ANY ATTACHED DOCUMENTS

Title or Type of Documents: _____

Document Date: _____

Number of Pages: _____

Signers other than named above: _____

Acknowledgement (Notary)

NOTARYACK

I, Sheri Engel, 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 this 27th day of March, 2024

Sheri Engel

Dated 3/28/2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Sheri Engel who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 28th day of March, 2024

My commission expires: 11-16-25

Jennifer Bennett
Notary Public

