Prepared by and Return to:
DLO TITLE LCC
~~101 SE Parkway Ct., Ste 220~~
Franklin, TN 37064

Karen Johnson
Batch # 1130040
05/02/2024 10:36:43 AM
Fees: $13.00 Taxes: $2,072.00

Davidson County
DEEDWARR
2 pgs

20240502-0032162

ROSEMARY HOLST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 560,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of April, 2024

Notary Public

MY COMMISSION EXPIRES: 5/9/26

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nashay Clemetson	New Owner	173-9-A-77CO
(NAME) 7740 Porter House Drive	(NAME)	
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JOHN BROOKS FOX, PERSONAL REPRESENTATIVE OF THE ESTATE OF CHARLOTTE H. FOX, PENNY FOX LUECKENHOFF, MARY WINNA FOX, AND JOHN BROOKS FOX,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

NASHAY CLEMETSON, AN UNMARRIED WOMAN,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 70 on the Plan of Revision One, Section Two, Lenox Village, as of record in Instrument No. 20020731-0091872, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to John Fox, and wife, Charlotte Fox by Deed dated May 31, 2005 from Brian C. Tremlett, recorded June 2, 2005, in Instrument Number 20050602-0062360, in the Official Records of Davidson County, Tennessee. The said John Fox having died on November 1, 2021 vesting the property to his surviving spouse: Charlotte Fox. Charlotte Fox having since died testate on August 10, 2023; vesting property to the Estate of Charlotte Fox and her heirs at law: Penny Fox Lucekenhoff, Mary Winna Fox and John Brooks Fox.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 7740 Porter House Drive, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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/our hand(s) this 26th day of April, 2024

The Estate of Charlotte H. Fox

By: _____
John Brooks Fox, Personal Representative

_____
Penny Fox Lueckenhoff

_____
Mary Winna Fox

_____
John Brooks Fox

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 26th day of April, 2024, before me, the undersigned, a notary public in and for said State and County, John Brooks Fox, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument acting the Personal Representative of The Estate of Charlotte H. Fox, with the authority to transfer and convey by themselves as the Personal Representative of the said The Estate of Charlotte H. Fox

Witness my hand, at office, this 26th day of April, 2024.

_____
Notary Signature
My commission expires: 11/3/25

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 26th day of April, 2024, before me personally appeared John Brooks Fox, Mary Winna Fox, and Penny Fox Lueckenhoff to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26th day of April, 2024.

_____
Notary Signature
My commission expires: 11/3/25

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

LT&E File #20956