WARRANTY DEED

SYDNEY GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

DM-EI-24-219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF JUNE, 2024.

Notary Public

MY COMMISSION EXPIRES: 1-4-27
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Oikonomos, LLC	**New Owner**	
(NAME) **6707 Highway 100**	(NAME) **6707 Highway 100**	**75-9-106.00**
(ADDRESS) **Nashville, TN 37205**	(ADDRESS) **Nashville, TN 37205**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JESSICA FOX AS DIVISEE AND EXECUTOR OF THE ESTATE OF LYNDA DAVIS FOX,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **OIKONOMOS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 246 on the Plan of Hermitage Hills Subdivision, Section 2, Revised of record in Plat Book 2900, Page 112, 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 Lynda Davis Fox by Warranty deed from Lynda Davis Fox, Trustee of The RUTH B DAVIS LIVING TRUST AGREEMENT and Lynda Davis Fox and Barbara Galbraith, beneficiaries under The RUTH B DAVIS LIVING TRUST AGREEMENT of record in Instrument No. 20161006-0105977 Register's Office for Davidson County, Tennessee, dated 10/3/2016 and recorded on 10/6/2016.

The said Linda Davis Fox having since died testate on 4/19/2023. Her interest in the property having been made part of her probate Estate pursuant to her dulyprobated Last Will and Testament in Docket No. 23P1132 in The Seventh Circuit Court of Davidson County, Tennessee (Probate Division)

Jessica Davis Fox hereby joins in this conveyance, in her individual capacity as well, in order to convey any interest she may have in the sibject property by virtue of her status as sole beneficiary and devisee under the aforemention Last Will and Testament.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2900, Page 112, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3096, Page 5, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **219 Jacksonian Drive, Hermitage, Tennessee 37076**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Karen Johnson Davidson County
Batch # 1145601 DEEDWARR
06/11/2024 09:43:19 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20240611-0043551

Warranty Deed

Witness my/our hand(s) this the 7th DAY OF JUNE, 2024.

Estate of Lynda Davis Fox

BY: _____
Jessica Fox
Executor

_____
Jessica Fox
Devisee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JESSICA FOX, EXECUTOR of the ESTATE OF LYNDA DAVIS FOX, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 7th of June, 2024.

_____
Notary Public
My Commission Expires: _____
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 7th of June, 2024.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212