This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-3899-TM

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

The actual consideration or value, whichever is greater, for this transfer is $599,000.00.

Affiant

Subscribed and sworn to before me, this the 8th day of August, 2024.

Notary Public
My Commission Expires: 7/23/28

Karen Johnson Davidson County
Batch# 1168251 DEEDWARR
08/13/2024 08:15:30 AM 3 pgs
Fees: $18.00 Taxes: $2,216.30
20240813-0060869

KORI MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Randy Jay Shemin, Trustee of The Rochelle Shemin Preservation Trust<br>6933 Harpeth Glen Trce<br>Nashville, TN 37221 | New Owner | 126 16 0A 144.00 |

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Andrew Fox and Tiffany Ann Fox, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Randy Jay Shemin, Trustee for the Rochelle Shemin Preservation Trust dated June 23, 2009**, hereinafter called the Grantees, his heirs and assigns, a 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. 144 on the Plan of Final Plat of RIVERWALK, PHASE 1-A, SECTION 1 AND PHASE 1-B, SECTION 1 of record in Plat at Instrument No. 20011026-0117231, 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 Fox and Tiffany Ann Fox, husband and wife, by Warranty Deed from Debia B. Bolton, unmarried, of record in Instrument No. 20220608-0065429, in the Register's Office of Davidson County, Tennessee, dated June 07, 2022, and recorded on June 08, 2022.

This is improved property located at: **108 McKnight Lane, Nashville, TN 37221**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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



202408130060869

**IN WITNESS WHEREOF,** Grantor has executed this instrument on this 8th day of August, 2024.

GRANTOR:

Andrew Fox

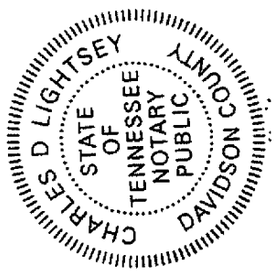
Tiffany Ann Fox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Andrew Fox and Tiffany Ann Fox, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 8th day of August, 2024.

Notary Public
My Commission expires: 3/3/26



# CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **August 8, 2024**.

Affiant Signature

**08/08/2024**
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **August 8, 2024**.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY