Karen Johnson Davidson County
Batch# 1208610 DEEDWARR
11/26/2024 01:49:30 PM 3 pgs
Fees: $18.00 Taxes: $6,475.00
20241126-0092519

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P24-6884-WE

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,750,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF NOVEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 3/3/26

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Colclasure Company, LLC.	NEW OWNER	
P. O. Box 159151		130-02-0-137.00
Nashville, TN 37215		
(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, **Brian Fox and Megan Fox, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Colclasure Company, LLC., a Tennessee limited liability company**

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:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of a Subdivision of the South Part of Lot No. 40 in the First Bellemeade Subdivision, as of record in Book 843, Page 27, Register's Office for said County, described as follows:

Beginning at the northeast corner of Belle Meade Boulevard and Gerald Avenue; thence with the easterly margin of Belle Meade Boulevard, northwardly 136 feet to the corner of Lots Nos. 1 and 2; thence with the line between said two lots, eastwardly 193 feet 6 inches to the westerly line of Lot No. 4; thence with same, southwardly 119 feet to the northely margin of Gerald Avenue; thence with said Avenue, westwardly 203 feet to the beginning.

Being a portion of the same property conveyed to Brian Fox and Megan Fox, husband and wife by Warranty Deed from Ellen H. Martin, Trustee of the Ellen H. Martin Revocable Trust, u/a dated September 27, 2004, as amended and restated August 7, 2012, of record in Instrument No. 20200505-0046649, Register's Office for Davidson County, Tennessee, dated April 30, 2020 and recorded on May 5, 2020.

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 is _X_ unimproved __ improved property known as **550 Belle Meade Blvd., Nashville, TN 37205**

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 our hands this the 21 day of Nov, 2024.

Brian Fox

Brian Fox

Megan Fox

Megan Fox

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Brian Fox**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 21 day of Nov, 2024.

My Commission expires: Nov 8 2027

Notary Public

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Megan Fox**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 21 day of Nov, 2024.

My Commission expires: Nov 8 2027

Notary Public

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 Nov. 21. 2024.

Affiant Signature

26th day of November, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26th day of November, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

