Karen Johnson Davidson County
Batch# 1240630 DEEDWARR
02/25/2025 02:46:30 PM 3 pgs
Fees: $18.00 Taxes: $3,959.00
20250225-0014007

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,070,000.00. Affiant Subscribed and sworn to before me, this the 24th day of February, 2025. Notary Public My commission expires:

ALLISYN G PARKSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-24-2025

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Rachel Henderson and James Henderson	Guaranteed Rate Inc.	083-04-3I-002.00-CO
416 B Rosebank Avenue	3940 N Ravenswood Avenue	
Nashville, TN 37206	Chicago, IL 60613	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KATELYNN FOX AND ASHLEY FOX, A MARRIED COUPLE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RACHEL HENDERSON AND JAMES HENDERSON, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit "B" on the plan of Homes at 416 Rosebank Avenue, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Homes at 416 Rosebank Avenue, a Horizontal Property Regime with Private Elements of record in Instrument No. 20201223-0153023, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to Katelynn Gayne and Ashley Fox, both unmarried as joint tenants by Warranty deed from Achiever Development, LLC A Tennessee Limited Liability Company of record in Instrument No. 20220406-0039754 Register's Office for Davidson County, Tennessee, dated 3/28/2022 and recorded on 4/6/2022. Katelynn Gayne being now known as Katelynn Fox.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 416 B Rosebank Avenue, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 24th day of February, 2025.

Katelynn Fox

Ashley Fox

STATE OF TEXAS
COUNTY OF El Paso

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

Witness my hand and seal this 21st day of February, 2025.

Notary Public

My Commission Expires:
1-3-29

KYLE RENE HORVATH
Notary ID #130948144
My Commission Expires
January 3, 2029

Certificate of Authenticity

I, Allisyn G. Pinkston, 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 **February 21, 2025**.

Date

Allisyn G. Pinkston

Affiant Signature

2/25/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **25** day of **February**, 20**25**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025