WARRANTY DEED

Karen Johnson
Batch # 1264972
04/25/2025 10 26 32 AM
Fees $13 00 Taxes $481 00

Davidson County
DEEDWARR
2 pgs

20250425-0031892

W-BM-25-1104

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF APRIL, 2025

Notary Public

MY COMMISSION EXPIRES 05/08/28

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

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)
William H. Shaw	**NEW OWNER**	
(NAME)	(NAME)	**082-04-0-436 00**
107 13th Ave Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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, **LOCAL FOX LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WILLIAM H. SHAW, MARRIED,** 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 Lots 4, as shown on the map entitled Map of Carter Lane Place of record in Plat Book 547, Page 105, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description

Included in the above but Excluded therefrom is that portion of Lot 4 described in the deed to the State of Tennessee recorded in Book 4064, Page 867, in the Register's Office for Davidson County, Tennessee

Being part of the same property conveyed to CK Flips 615 LLC, a Tennessee limited liability company by Warranty Deed from Misty Meadows Properties, LLC, a Tennessee limited liability company dated March 12, 2025 and recorded March 19, 2025 in Instrument No 20250319-0019360, Register's Office of Davidson County, Tennessee

Being the same property conveyed to Local Fox LLC, a Tennessee limited liability company by Quitclaim Deed from CK FLIPS 615 LLC, a Tennessee limited liability company dated March 12, 2025 and recorded in Instrument No 20250319-0019362, Register's Office of Davidson County, Tennessee

This conveyance is subject to
- Taxes for the year 2025 and subsequent years
- All matters shown on the Plan of record in Plat Book 547, Page 105, Register's Office for Davidson County, Tennessee
- Easement to City of Nashville of record in Book 2140, Page 276, in the Register's Office for Davidson County, Tennessee
- Easement contained in portion conveyed to State of Tennessee in Deed of record in Book 4064, Page 867, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as **1104 McFerrin Avenue, Nashville, Tennessee 37206**

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

Witness my/our hand(s) this the 22nd DAY OF APRIL, 2025

Local Fox LLC

BY _____

Philipp Marceta
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PHILIPP MARCETA, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of LOCAL FOX LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 22nd of April, 2025

_____
Notary Public
My Commission Expires _____
(SEAL)



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