RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTL-30519-25

BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1283143 DEEDWARR
06/09/2025 09:41:52 AM 2 pgs
Fees: $13.00 Taxes: $2,220.00
20250609-0044992

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of June 2025.

NOTARY PUBLIC

My commission expires: 3/5/2029

MICHELLE OSBORNE
STATE OF TENNESSEE
NOTARY PUBLIC
MACON COUNTY
My Commission Expires

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	TAX PARCEL NUMBERS
Jerome Lewis Fuller, III	Acopia, LLC 306 Northcreek Blvd. Suite 201 Goodlettsville, TN 37072	081-12-0T-334-00 CO

FOR AND IN CONSIDERATION of the sum of SIX HUNDRED THOUSAND AND 00/100 Dollars ($600,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **TRISTEN J. COX, AND WIFE, LORI FRUIN, WHO IS SIGNING TO CONVEY HER MARITAL INTEREST,** hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **JEROME LEWIS FULLER III, UNMARRIED MAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 334, Werthan Lofts IV and V Condominiums - Phase V, as established under Master Deed of record in Instrument No. 20070117-0006776,corrected at Instrument No. 20090421-0036270, amended at Instrument No. 20071220-0146056, corrected at Instrument No. 20080118-0006036, amended at Instrument No. 20080211-0013846, Instrument No. 20110609-0044280, Scrivener's Affidavit recorded in Instrument No. 20150205-0011062 Instrument No. 20110713-0053571, Instrument No. 20120723-0064381, Instrument No. 20131230-0130918, Instrument No. 20140725-0066210, in the Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Tristen J. Cox, unmarried, from Catriona Michel O'Kelley, F/K/A Cathy Michel McCallum, unmarried, by Warranty Deed dated April 30, 2020, and recorded May 5, 2020, in Instrument Number 20200505-0046847, said Register's Office. The said Tristen J. Cox is now married to Lori Fruin Cox. Lori Fruin Cox hereby joins in this conveyance to waive any marital rights granted to a spouse by law, in said property.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 1350 Rosa L Parks Boulevard, Apt 334, Nashville, TN 37208.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 6 day of June, 2025

GRANTOR(S)

Tristen J. Cox

Lori Fruin ~~Cox~~ LF

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Tristen J. Cox and Lori Fruin ~~Cox~~ LF, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 6 day of June 2025.

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

Notary Public

Jennifer L Pennell
Printed Notary Name

My commission expires: _____