STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $125,000.

Terry Keith Fox
Affiant

Subscribed and sworn to before me on this 23 day of June, 2025.

Notary Public
My Commission Expires. 3/6/29

NICHOLAS PERENICH JR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Nick Perenich, Attorney
169 Belle Forest Circle, Ste A
Nashville, TN 37221

Address New Owner as Follows:
Terry and Jeanette Fox, Co-Trustees
512 Greenleaf Avenue
Smyrna, TN 37167

Karen Johnson
Batch # 1290366
06/26/2025 08 40 10 AM
Fees $13 00 Taxes $462 50

Davidson County
DEEDWARR
2 pgs

20250626-0050246

Send Tax Bills to:
New owner

Map-Parcel Numbers: 148 02 0 113.00

DEED

For and in consideration of the sum of TEN DOLLARS ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged Linda Jeanette Fox and Karla Gail Shoulders, as Successor Co-Trustees of The Percy M. Corbett Trust dated October 31, 2023, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto Terry Keith Fox and Linda Jeanette Fox, Co-Trustees of the Terry and Jeanette Fox Living Trust Dated November 23, 2020, hereinafter called the Grantee(s), their successors and assigns, all their right, title and interest in a certain parcel of land in Davidson County, Tennessee. The parcel of land is described as follows.

Land in Davidson County, Tennessee, and being a re-subdivision of lot No. 8 Luna Heights, Section One, which is now described as Lot 8A of record in Plat Book 6200, page 648, and more particularly described as follows:

Beginning at an iron pin on the northerly margin of Ezell Road and the southwesterly corner of Lot No. 7; thence along Ezell Road North 85 degrees 34 minutes 00 seconds West 107.22 feet; thence leaving Ezell Road North 4 degrees 26 minutes 00 seconds East 173.38 feet; thence North 67 degrees 01 minute 46 seconds East 122.38 feet to an iron pin; thence along the margin of Lot No. 7 South 04 degrees 47 minute 18 seconds West 229.71 feet to the point of beginning.

Being the same property conveyed to Percy M. Corbett, Trustee of The Percy M. Corbett Trust dated October 31, 202 from P.M. Corbett (aka Percy M. Corbett) of record in Document # 20231113-0087795, Register's Office for Davidson County, Tennessee.

This is improved property known as 3361 Ezell Rd., Nashville, TN 37211

TO HAVE AND TO HOLD said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee(s), their successors, and assigns, forever; and Grantor(s) do covenant with said Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor(s) do further covenant and bind themselves and their heirs, successors and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs, successors, 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.

Linda Jeanette Fox and Karla Gail Shoulders also sign as individuals to quitclaim any interest they may in said property have to Grantee(s)

WITNESS our hands this 23 day of June, 2025.

Linda Jeanette Fox

Linda Jeanette Fox

Karla Gail Shoulders

Karla Gail Shoulders

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Linda Jeanette Fox and Karla Gail Shoulders, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained, individually and as the Co-Trustees of The Percy M. Corbett Trust dated October 31, 2023.

Witness my hand and official seal this 23 day of June, 2025

Notary Public

NICHOLAS PERENICH, JR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3/6/29

This deed was prepared from information provided by the parties. No title search or survey was completed