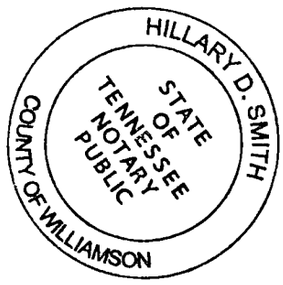
WARRANTY DEED



Karen Johnson
Batch # 1291463
06/27/2025 04 16 56 PM
Fees $13 00 Taxes $1,831 50

Davidson County
DEEDWARR
2 pgs

20250627-0050989

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $495,000.00

Melody Campbell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 day of June, 2025

Hillary D Smith
Notary Public

MY COMMISSION EXPIRES·

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS·	SEND TAX BILLS TO	MAP-PARCEL NO(S) ·
Andrew Joseph Ayala and Florencia Ailin Ayala	SAME AS OWNER	34-9-7.00
(NAME)	(NAME)	
1500 Monticello Avenue		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.. 20250985

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, I/we, **Fox Homes, LLC, a Tennessee limited liability company,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Andrew Joseph Ayala and Florencia Ailin Ayala, husband and wife,** 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 :

Certain real property situate in Davidson County, Tennessee, and described as follows:

BEING part of Lot 27 on the Map of Bransford Realty Co.'s Alta Loma Subdivision, of record in Book 421, page 44, Register's Office for Davidson County, Tennessee, more particularly described by a survey thereof made 04/18/1997 by Bruce Rainey and Associates, as follows:

BEGINNING at a point on the Westerly margin of Monticello Drive at the common corner of Lots Nos. 27 and 29, thence in a Westerly direction along the line between said two lots 263 feet to a point, thence in a Southerly direction 176 feet to a point, thence in an easterly direction 305 feet to the Westerly margin of Monticello Drive; thence in a northerly direction along the Westerly margin of Monticello Drive 175 5 feet to the point of beginning.

BEING the same property conveyed to Skyler Fox, unmarried, by Warranty Deed from Melanie Underhill and husband Michael Underhill, dated 09/15/2022 and filed of record in Inst No 20220920-0104478, Register's Office for Davidson County, Tennessee.

Skyler Fox, unmarried, conveyed said property to Fox Homes, LLC, by Quitclaim Deed dated 02/20/2023 and filed of record in Inst. No. 20240229-0013866, Register's Office for said County.

Unimproved ☐

This is improved ☒ property, known as 1500 Monticello Avenue, Madison, TN 37115
(House No) (Street) (P O Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 26th day of June, 2025.

Fox Homes, LLC

BY. Skyler Todd Fox
Skyler Fox
Manager and Sole Member

STATE OF Tennessee)
County OF Sumner)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Skyler Fox, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Manager and Sole Member (or other officer authorized to execute the instrument) of Fox Homes LLC, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Manager and Sole Member (or other authorized officer)

Witness my hand, at office, this 26th of June, 2025

Notary Public
My Commission Expires 4/26/26

