CLOSETRAK

ACRISURE® PARTNER

WARRANTY DEED

THIS INDENTURE, made and entered into this 22nd day of July, 2025 by and between

Stephanie S. Fox, a married woman, hereinafter called Grantor, and

Barron Properties, LLC, a Tennessee Limited Liability Company, hereinafter called Grantee.

WITNESSETH: That for and in consideration of ten dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

See attached Exhibit "A" for legal description

This conveyance is made subject to all subdivision restrictions, building lines, easements, zoning and planning ordinances, and other municipal regulations including those of record in Plat Book 2133, Page 52, all in said Register's Office.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, Grantee's heirs, and assigns, in fee simple forever.

The Grantor does hereby covenant with the Grantee that Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except any taxes not yet due but constituting a lien which are assumed by Grantee, and

And that the title and quiet possession Grantor warrants and will forever defend against the lawful claims of all persons.

The words "Grantor" and "Grantee" shall include the plural where appropriate and pronouns shall be construed according to their proper gender and number according to the context hereof.

Karen Johnson Davidson County
Batch# 1301004 DEEDWARR
07/23/2025 12:43:30 PM 4 pgs
Fees: $23.00 Taxes: $2,035.00
20250723-0058295

WITNESS the signature of the Grantor the day and year first above written.

Stephanie S. Fox
Signed with Stavvy

Stephanie S. Fox

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 21st day of July, 2025, before me personally appeared by two way audio visual communication, Stephanie S. Fox, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 21st day of July, 2025.

Jessica Smith
Signed with Stavvy

Notary Signature
My commission expires: 8/27/2027

JESSICA SMITH
State Of Tennessee Notary Public
County of Shelby
My Commission Expires August 27, 2027

Online Notary Public - Notarized remotely via audio/video communication using Stavvy

STATE OF TENNESSEE
COUNTY OF SHELBY

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred whichever is greater, is $550,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Stephanie S. Fox
Signed with Stavvy

Affiant

Subscribed and sworn to before me by two way audio visual communication this the 21st day of July, 2025.

Jessica Smith
Signed with Stavvy

My Commission Expires: 8/27/2027

Notary Public

JESSICA SMITH
State Of Tennessee Notary Public
County of Shelby
My Commission Expires August 27, 2027

Online Notary Public - Notarized remotely via audio/video communication using Stavvy

EXHIBIT "A"

Land situated in Davidson County, Tennessee:

BEING Lot No. 53 on the Plan of College Hill Subdivision, Section 2, of record in Book 2133, Page 52, Register's Office for Davidson County Tennessee.

Said Lot No. 53 fronts 85 feet on the northerly margin of Batavia Street and extends back 153.4 feet on the easterly line and 131.1 feet on the westerly line to a broken line in the rear, measuring 90.8 feet thereon.

Being the same property conveyed to Stephanie S. Fox, married by Quit Claim Deed of record at Instrument No. 201808060076953, dated 08/03/2018 and recorded 08/06/2018, in the Register's Office of Davidson County, Tennessee.

Property: 3604 Batavia Street, Nashville, TN 37209

Tax Parcel Number: 092-05-0-061

Owner's Mailing Address:
Barron Properties, LLC
P.O. Box 2498
Cordova, TN 38088

Property Address:
3604 Batavia Street
Nashville, TN 37209

Person responsible for the
payment of taxes:
Barron Properties, LLC
P.O. Box 2498
Cordova, TN 38088

File Number: JS-25-39635

Prepared By:
CloseTrak, LLC
5860 Ridgeway Center Parkway, Ste. 101
Memphis, TN 38120

Return To:
CloseTrak, LLC
5860 Ridgeway Center Parkway, Ste. 101
Memphis, TN 38120

Certificate of Authenticity

I, Jessica Phipps, 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 7-22-25.

Date

Jessica Phipps

Affiant Signature

7-22-25

Date

Warranty Deed

State of TN

County of Shelby

Sworn to and subscribed before me this 22 day of July, 2025

Notary's Signature

DAPHNE SCHUMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXPIRES 12/20/2025

My Commission Expires: 12-20-25

Date

Notary's Seal (if on paper)