Karen Johnson
Batch # 1301672
07/23/2025 03 09 58 PM
Fees $22 00 Taxes $0 00
Davidson County
DEEDQC
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20250723-0058376

This Instrument Prepared By:
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ADMINISTRATRIX QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map & Parcel Nos.:
Jennifer H. Fox **152 La View Road** **Hendersonville, TN 37075**	**Same**	**06413000200** **06409014700** **06413000300**

WHEREAS, William F. Fox and wife, Lucy Fox, also known as Lucy C. Fox and Lucy Fay Fox, acquired certain real property known as 4254 Woods Street, Old Hickory, Davidson County, Tennessee (individually referred to as "Tract I" for purposes herein) by deed of record, Instrument No. 20050609-0066240, Register's Office for Davidson County, Tennessee,

WHEREAS, William F. Fox and wife, Lucy Fox, also known as Lucy C. Fox and Lucy Fay Fox, acquired certain real property known as 4252 Woods Street, Old Hickory, Davidson County, Tennessee (individually referred to as "Tract II" for purposes herein) by deed of record, Instrument No 2007-0613-0070912, Register's Office for Davidson County, Tennessee; and

WHEREAS, William F. Fox and wife, Lucy Fox, also known as Lucy C. Fox and Lucy Fay Fox, acquired certain real property known as 4300 Old Hickory Boulevard, Old Hickory, Davidson County, Tennessee (individually referred to as "Tract III" for purposes herein) by deed of record, Instrument No. 20090123-0005935, Register's Office for Davidson County, Tennessee (Tract I, Tract II, and Tract III will hereafter collectively be referred to as the "Properties");

WHEREAS, William F. Fox, also known as William Floyd Fox passed away on January

4, 2024, in Sumner County, Tennessee, and Lucy Fox (the "Decedent") passed away in Sumner County, Tennessee, on November 22, 2024;

WHEREAS, the Decedent passed away without a last will and testament;

WHEREAS, by Order dated January 14, 2025, the Chancery Court (Probate Division) of Sumner County, Tennessee (Docket No. 24-PR-704) (the "Probate Court") appointed Jennifer Haley Fox as Administratrix of the Estate of the Decedent;

WHEREAS, Jennifer Haley Fox is the sole child and the sole heir of the Decedent; and,

WHEREAS, ownership of the Properties passes by operation of law to Jennifer Haley Fox as the sole surviving child and heir at law of the Decedent;

NOW THEREFORE, IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **JENNIFER HALEY FOX, AS ADMINISTRATRIX OF THE ESTATE OF LUCY FAY FOX,** (hereinafter "Grantor"), does hereby quitclaim and convey unto **JENNIFER HALEY FOX** ("Grantee"), her heirs and assigns, all right, title and interest, if any, in and to the Properties more particularly described as follows.

TRACT I (4254 Woods Street, Old Hickory, Tennessee 37138)

> Land in Davidson County, Tennessee being Lot 2, FINAL PLAT OF LOTS 37-39 BERRYVILLE, as shown on plat of record in Instrument No. 200401210008064, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to William F. Fox and wife, Lucy Fox, by warranty deed from Thomas N. Cripps dated May 27, 2005, recorded as Instrument No. 20050609-0066240, Register's Office for Davidson County, Tennessee.

TRACT II (4252 Woods Street, Old Hickory, Tennessee 37138)

> Land in Davidson County, Tennessee being Lot 1, Final Plat of Lots 37-39 Berryville, as shown of record in Instrument No. 20040121-0008064, in the

Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to William F. Fox and wife, Lucy Fox, by quitclaim deed from Thomas N. Cripps dated June 13, 2007, recorded as Instrument No. 20070613-007912, Register's Office for Davidson County, Tennessee.

TRACT III (4300 Old Hickory Boulevard, Old Hickory, Tennessee 37138)

Land in Davidson County, Tennessee, lying in the 14th Civil District and being Lot No. 20 of Block 3, on the map of Berryville of record in Book 421, Page 117, Register's Office for Davidson County, Tennessee.

Said Lot No. 20 fronts 50 feet on the easterly side of Hadley Bend Road or Old Hickory Blvd and runs back between parallel lines along the southerly margin of 4th Street, 150 feet to an alley.

Included in the above description but hereby excluded is the following described property·

Beginning at the point of intersection of the east margin of Old Hickory Boulevard and the south margin of Fourth Street, thence along the said south margin North 75 deg. 39 mın East 3 feet more or less to a point, thence along a 20 foot radıus curve left southwardly 9.77 feet to a point in the said east margin, thence along the said east margin North 14 deg. 21 mın. 20 sec. West 9 feet more or less to the point of beginning and containing 14 square feet.

Being the same property conveyed to William F Fox and Lucy Fox, by warranty deed from GMAC Mortgage, LLC, dated January 13, 2009, and recorded as Instrument No. 20090123-0005935, Regıster's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the Properties, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heırs and assigns, forever. The Properties are conveyed subject to all easements, restrictions and obligations whether or not of record, including the lien delinquent, current or future ad valorem property taxes. The Grantor makes no representations or warranties regarding the Properties.

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed on this 23 day of July, 2025.

JENNIFER HALEY FOX, in her capacity as ADMINISTRATRIX OF THE ESTATE OF LUCY FAY FOX, DECEASED

STATE OF TENNESSEE)
COUNTY OF Sumner)

The actual consideration or true value, whichever is greater for this transfer, is $NONE.

Affiant

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

Notary

My Commission Expires:
Dec. 19, 2028

STATE OF TENNESSEE)
COUNTY OF Sumner)

Personally appeared before me, the undersigned notary public of this county, JENNIFER HALEY FOX, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the ADMINISTRATRIX OF THE ESTATE OF LUCY FAY FOX, deceased, the within named bargainor, and that as such Administratrix, she executed the within instrument for the purposes therein contained, by personally signing her name as such Administratrix.

Witness my hand, at office, this 23 day of July, 2025.

NOTARY PUBLIC

My Commission Expires:
Dec. 19, 2028