Karen Johnson Davidson County
Batch# 1304254 DEEDWARR
07/31/2025 03:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20250731-0060881

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250651407**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: **$390,000.00** Affiant Subscribed and sworn to before me, this 23rd day of July, 2025. Notary Public My Commission Expires: _____

TAYLOR JANDRO NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 01/24/2028 DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Volunteer State Properties, LLC 115 Oriel Avenue Nashville TN 37210	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 119 01 0 409.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kenneth H. Fox Jr., married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Volunteer State Properties, LLC, a Tennessee limited liability company,** ("Grantees"), its heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Being Lot No. 105 BARBARA HEIGHTS, SECTION 2 on the plan of, record in Plat Book 3842, page 270, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kenneth H. Fox Jr., an unmarried man, by Warranty Deed from Marc Froment-Meurice, unmarried, of record in Instrument No. 20170404-0032759, in the Register's Office of Davidson County, Tennessee, dated March 31, 2017, and recorded on April 04, 2017.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2025 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 2, BARBARA HEIGHTS, as recorded in Plat Book 3842, Page(s) 270.

This is improved property located at 115 Oriel Avenue Nashville TN 37210

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of July, 2025.

Kenneth H. Fox Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kenneth H. Fox Jr., 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, at office, this 23rd day of July, 2025.

Notary Public
My Commission Expires: _____



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 July 23,2025

Affiant Signature

July 23, 2025

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 23 day of July, 20 25.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY