| | |
|---|---|
| Karen Johnson<br>Batch # 1310100<br>08/14/2025 10:39:03 AM<br>Fees: $12.00 Taxes: $0.00<br>20250814-0064761<br>Davidson County<br>DEEDQC<br>2 pgs | **STATE OF TENNESSEE**<br>**COUNTY OF DAVIDSON**<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF August 2025.<br>Notary Public<br>MY COMMISSION EXPIRES: 3/3/2026<br>(AFFIX SEAL) |

**THIS INSTRUMENT WAS PREPARED BY**
**JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR., NASHVILLE, TN 37221**

**THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **THE GINA FOX REVOCABLE LIVING TRUST** | **SAME** | **155 16 0A 003.00** |
| (NAME)<br>**5200 Timber Gap Drive** | (NAME) | |
| (ADDRESS)<br>**Nashville, TN 37221** | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

## *QUITCLAIM DEED*

For and in consideration of the sum of ten dollars, I, **Gina S. Fox, a widowed woman,** hereinafter called the Grantor, by these presents do hereby transfer and convey unto **Gina Fox, Trustee of THE GINA FOX REVOCABLE LIVING TRUST,** established by **The Trust Agreement of THE GINA FOX REVOCABLE LIVING TRUST, Dated August 12, 2025**, as amended from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the grantee, and the grantee's successors, heirs and assigns, all of the grantor's right title and interest in and to the following described tract or parcel of land, in Davidson County, State of Tennessee, to wit:

*Land in Davidson County, Tennessee, being Lot No. 103, on the Plan of Traceside Meadows, A Resubdivision of Tracedside Section One, of record in Plat Book 7900, page 946, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.*

*Further being the same property conveyed to Timothy D. Fox and wife, Gina S. Fox, from Associates Relocation Management Company, Inc., by Warranty Deed dated April 22, 1999, of record in Book 11444, Page 309, Register's Office for Davidson County, Tennessee.*

*The said Timothy D. Fox having died on April 1, 2023, leaving Gina S. Fox as sole tenant in fee simple.*

*THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.*

Unimproved ( )
This is improved ( X ) property, known as: **5200 Timber Gap Dr., Nashville, TN 37221.**

Witness our hands, this the 12th day of August, 2025.

Gina S. Fox

**Gina S. Fox**

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**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Gina S. Fox,** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that she executed the within instrument for the purposes therein contained, by signing her name in such capacity.

Witness my hand and official seal, this 12th day of August, **2025.**

My Commission Expires: 3/3/2026

JAD A. DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Notary Public