THIS DOCUMENT PREPARED BY:
HOMESTEAD TITLE & ESCROW, LLC
405 TWO MILE PIKE, SUITE F
GOODLETTSVILLE, TN 37072

NEW OWNER'S ADDRESS & SEND TAX BILLS TO:
Ora Fox
308 Pitts Avenue.
Old Hickory, TN 37138

MAP: 053-16-0
PARCEL: 103.00 and 091.00
To be combined.

Karen Johnson Davidson County
Batch # 1310988 DEEDQC
08/15/2025 11:58:11 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250815-0065211

PREPARERS DISCLAIMER: This instrument is prepared based on information provided by the parties named therein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property, either before or after the use of this instrument, or otherwise, is given by the preparer of this instrument to the parties. Further, no legal advice has been provided to any person regarding the legal significance of or other ramifications regarding the use of this instrument or the undertaking of the subject transaction.

QUITCLAIM DEED
This deed is being recorded for the sole purpose of combining map and parcels

FOR AND IN CONSIDERATION of no monetary consideration, I, Ora Fox, Grantor, by these presents do hereby quitclaim and convey unto Ora Fox, unmarried, Grantee, her successor and assigns all of my interest in the following described tract or parcel of land, to wit:

LAND in Davidson County, Tennessee, being part of Lot No. 5 on the Map of Life & Casualty Insurance Company's unrecorded subdivision at Old Hickory, in the 4th Civil District of said County, and described as follows:

Beginning at a point in the center line of Old Hadley Bend Road, called Hopewell Road, at the Northwest corner of the property conveyed to James H. Sullivan and wife, by Deed from McKinney, of record in Book 3708, Page 265, Register's Office for Davidson County, Tennessee; thence along Sullivan's Westerly line 340 feet more or less to the Southwest corner of this tract, a dead line; thence Westerly 93 feet to a point; thence Northerly 340 feet more or less to the center line of Old Hadley Bend Road; thence with center line of same, North 66 deg. 22' East, 88 feet to the point of beginning.

Being the same property conveyed to Junior Fox and wife, Ora Flatt Fox by Warranty Deed dated 6/12/1965 from Theodore R. McKinney and wife, Pearl Bellar McKinney of record in Book 3903, Page 439, Register's Office of Davidson County, Tennessee. Junior Fox now deceased, having died on 5/5/2023, leaving Ora Flatt Fox as the surviving tenant by the entirety.

This is improved property known as 308 Pitts Avenue, Old Hickory, TN 37138.

LAND in the 4th Civil District of Davidson County, Tennessee, as described according to a survey made by Earnest Medlin dated 10/20/1979 is described as follows, to-wit:

Beginning at a point in the center of Pitts Avenue, (formerly Hopewell Road), the same being the Northeast corner of a tract of land conveyed to John D. Webb, by deed of record in Book 5393, Page 430, in the Register's Office for Davidson County, Tennessee; thence with the East line of same Southerly 342 feet, to a fence corner, thence Eastwardly, along with rear this subject parcel 78 feet to a fence corner; thence Northwardly along the West line of the property conveyed to Junior, by Deed of record in Book 3903, Page 439, said Register's Office, a distance of 323 feet to a point in the center of Pitts Avenue; thence with the center of same N 66 deg. 22' W, 137.2 feet to the point of beginning.

Being the same property conveyed to Junior Fox and wife, Ora Fox by Warranty Deed dated 9/17/1981 from Derrick V. Sloan and wife, Hope W. Sloan of record in Book 5796, Page 879, Register's Office of Davidson County, Tennessee. Junior Fox now deceased, having died on 5/5/2023, leaving Ora Fox as the surviving tenant by the entirety.

This is improved property known as 306-B, Pitts Avenue, Old Hickory, TN 37138.

***Ora Fox and Ora Flatt Fox are one in the same person.**

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF I have hereunto set my hand on the 14th day of August, 2025.

Ora Fox

Ora Fox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Ora Fox, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of August, 2025.

Tammy D. Mellons
Notary Public

My Commission Exp. 11/8/2027

TAMMY D MELLONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

The actual consideration or value whichever is greater, for this transfer is $0.

Osa Fox
Affiant

Sworn and subscribed before me, this the 14th day of August, 2025.

Notary Public
My Commission Expires: 11/4/2027

