Prepared by: Wessley S. Inscoe, Attorney, 1503 16th Ave. S., Nashville, TN 37212, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

Sarah Ayers Fox

TO:

Sarah Ayers Fox, Darryl Thomas Fox, and Landis Timothy Fox, Trustees of the Sarah Ayers Fox Revocable Trust, dated August 28, 2025

Karen Johnson Davidson County
Batch# 1316109 DEEDQC
08/28/2025 03:27:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250828-0069154

QUITCLAIM DEED

THIS QUITCLAIM DEED OF REALTY, executed this 28th day of August, 2025, by and between **Sarah Ayers Fox** ("Grantor"), and **Sarah Ayers Fox, Darryl Thomas Fox, and Landis Timothy Fox, Trustees of the Sarah Ayers Fox Revocable Trust, dated August 28, 2025, and any amendments thereto** ("Grantees"),

WITNESSETH:

That for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Grantor does hereby quitclaim and convey unto Grantees, all of Grantor's right, title, and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> BEING Lot No. 57 on the Plan of Lockeland Subdivision of the Chadwell Home Place, as of record in Book 57, Page 135, in the Register's Office for Davidson County, Tennessee.
>
> SAID Lot No. 57 fronts 50 feet on the northerly side of Woodland Street, formerly Plum Street, and runs back between parallel lines 170 feet to an alley.
>
> BEING the same property conveyed to Landis Pirtle Fox and wife, Sarah Ayers Fox, by Warranty Deed from Joseph C. Hooper and wife, Alma D. Hooper, dated December 3, 1956, and recorded on December 3, 1956, in Book 2603, Page 5, in the Register's Office for Davidson County, Tennessee. Landis Pirtle Fox passed away on May 30, 2005, leaving Sarah Ayers Fox as the surviving tenant by the entirety and sole owner of the subject property.

This legal description was taken from the previous deed of record.

This conveyance and the concerned real estate are subject to the following: (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all

subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) all other matters and restrictions of public record.

This is improved property, known as: **1803 Woodland Street, Nashville, TN 37206**.

IN WITNESS WHEREOF, Grantor has executed this quitclaim deed of realty as of the date written first herein.

Sarah Ayers Fox

Sarah Ayers Fox
Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and seal at office this the 28th day of August, 2025.

JENNIFER WHEELER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 01-28-2026

Jennifer Wheeler

Notary Public

My Commission Expires: 1·28·26

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED § 67-4-409(a)(1)(C)(vi).

Property Owner(s) Name and Mailing Address	Person/Entity Responsible for Payment of Property Taxes	Property Address and Map/Parcel No.
Sarah Ayers Fox, Darryl Thomas Fox, and Landis Timothy Fox, Trustees 1803 Woodland Street Nashville, TN 37206	Same/Owner	1803 Woodland Street Nashville, TN 37206 083-10-0-309.00

Certificate of Authenticity

I, Ariel Joaquin, 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 August 28, 2025

Affiant Signature

8.28.25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 28th day of August, 2025.

Notary's Signature
My Commission Expires: 1.28.26

JENNIFER WHEELER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 01-28-2026