Karen Johnson Davidson County
Batch# 1316393 DEEDQC
08/28/2025 03:41:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250828-0069164

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.

Landis Timothy Fox

TO:

Landis Timothy Fox, Trustee of the Landis Timothy Fox Revocable Trust, dated August 28, 2025

QUITCLAIM DEED

THIS QUITCLAIM DEED OF REALTY, executed this 28th day of August, 2025, by and between **Landis Timothy Fox, an unmarried man** ("Grantor"), and **Landis Timothy Fox, Trustee of the Landis Timothy Fox Revocable Trust, dated August 28, 2025, and any amendments thereto** ("Grantee"),

WITNESSETH:

That for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Grantor does hereby quitclaim and convey unto Grantee, 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 Unit No. 11, on the plan of Monticello Manor, as shown on plat of record in Plat Book 6250, Page 551, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> BEING the same property conveyed to Landis Timothy Fox, an unmarried man, by Warranty Deed from Teren Webb n/k/a Teren Yarbrough, dated February 13, 2017, and recorded on February 14, 2017, as Instrument No. 20170214-0015441, in the Register's Office for Davidson County, Tennessee.

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: **409 Thomas Jefferson Circle, Madison, TN 37115**.

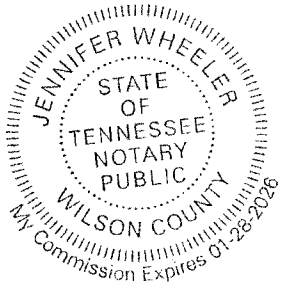
IN WITNESS WHEREOF, Grantor has executed this quitclaim deed of realty as of the date written first herein.

Landis Timothy Fox
Grantor

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Landis Timothy 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.



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 or Entity Responsible for Payment of Property Taxes	Property Address and Map/Parcel No.
Landis Timothy Fox, Trustee 409 Thomas Jefferson Circle Madison, TN 37115	Same/Owner	409 Thomas Jefferson Circle Madison, TN 37115 034-05-0A-011.00

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

Ariel Joaquin
Affiant Signature

8.28.25
Date

State of Tennessee
County of Davidson

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

Jennifer L Wheeler
Notary's Signature
My Commission Expires: 1.28.26

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