WARRANTY DEED

Karen Johnson Davidson County
Batch # 1323986 DEEDWARR
09/18/2025 11:06:48 AM 2 pgs
Fees: $13.00 Taxes: $2,217.18

20250918-0074585

BG-ORE-25-4510

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $599,238.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF SEPTEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 5/8/28

(AFFIX SEAL)

DIANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-08-2028

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Edward R. Marx and Melissa L. Marshall	**Same as New Owner**	
(NAME)	(NAME)	**091-16-0-125.00**
4508 Dakota Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KRISTEN DENMON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **EDWARD R. MARX AND MELISSA L. MARSHALL, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the West 40 feet of Lot No. 409 of Block 20 on the Map of Charlotte Park Company's First Addition, of record in Book 57, page 103, Register's Office for said County.

Said part of Lot No. 409 fronts 40 feet on the North side of Dakota Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Irene C. Dozier by Warranty deed from Hugh R. Dozier of record in Book 3535, page 429, Register's Office for Davidson County, Tennessee, dated April 25, 1963 and recorded on April 25, 1963. Said Irene Cox Dozier a/k/a Myrtle Irene Cox Dozier having deceased. The Last Will and Testament of Myrtle Irene Cox Dozier filed in the probate Court for Davidson County, Tennessee, bearing Docket No. 76146, devised said property to William Rigsby Cox and William Richard Cox, as tenants in common with right of survivorship.
Said William Rigsby Cox having died July 8, 1987

Being the same property conveyed to Robert B. Young, Trustee by Quitclaim Deed from William Richard Cox, Sole Surviving Devisee under the last will and testament of Myrtle Irene Cox Dozier, for the express of creating a fee simple estate, of record in Instrument No. 20120529-0045974 Register's Office for Davidson County, Tennessee, dated May 29, 2012 and recorded on May 29, 2012.

Being the same property conveyed to William Richard Cox by Quitclaim Deed from Robert B. Young, Trustee, of record in Instrument No. 20120529-0045974, Register's Office for Davidson County, Tennessee, dated May 29, 2012 and recorded on May 29, 2012, and Affidavit of Scrivner's Error of record in Instrument No. 20120530-0046692, Register's Office for Davidson County, Tennessee. See also Affidavit in Furtherance of Title recorded simultaneously herewith of record in Instrument No. 20250918-0074584, Register's Office for Davidson County, Tennessee.

The Said William Richard Cox having died September 29, 2024 leaving property to Kristen Denmon as per the Last Will and Testament of William Richard Cox filed in the Seventh Circuit Court for Davidson County, Tennessee at Nashville Probate Division, Case No. 24P-2348.

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 103, Register's Office for Davidson County, Tennessee.
- Easement for Water Line in favor of James E. Collier and wife, Callie P. Collier of record in Book 2202, Page 95, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20200710-0075846, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4510 Dakota Avenue, Nashville, Tennessee 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 9th DAY OF SEPTEMBER, 2025.

Kristen Denmon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KRISTEN DENMON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of September, 2025.

Notary Public
My Commission Expires: 03/16/26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212