Karen Johnson Davidson County
Batch# 1331259 DEEDWARR
10/07/2025 03:00:30 PM 3 pgs
Fees: $18.00 Taxes: $536.50
20251007-0080100

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $145,000.00

Becca Moss
Affiant

Subscribed and sworn to before me, this the 25th day of September, 2025

Notary Public

My Commission Expires: _____
(AFFIX SEAL)

TERESA TIDWELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9.5.2028

THIS INSTRUMENT WAS PREPARED BY:
GreenVue Title & Escrow, LLC
30 Burton Hills Boulevard, Suite 380
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.(s):
MRN Construction Plus Remodeling, LLC	NEW OWNER	064-13-0-003
4300 Old Hickory Boulevard		
Nashville, TN 37138		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Jennifer Haley Fox, unmarried

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MRN Construction Plus Remodeling, LLC, a Limited Liability Company

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, lying in the 14th Civil District and being Lot No. 20 of Block 3, on the map of Berryville of record in Book 421, Page 117, Register's Office for Davidson County, Tennessee.

SAID Lot No. 20 fronts 50 feet on the easterly side of Hadley Bend Road or Old Hickory Blvd and runs back between parallel lines along the southerly margin of 4th Street, 150 feet to an alley.

BEGINNING at the point of intersection of the east margin of Old Hickory Boulevard and the south margin of Fourth Street, thence along the said south margin North 75 deg. 39 min. East 3 feet more or less to a point; thence along a 20 foot radius curve left southwardly 9.77 feet to a point in the said east margin; thence along the said east margin North 14 deg. 21 min. 20 sec. West 9 feet more or less to the point of beginning and containing 14 square feet.

BEING the same property conveyed to William F. Fox and Lucy Fox by Warranty Deed from GMAC Mortgage, LLC, dated 1/13/2009 and recorded 1/23/2009 in Instrument No. 20090123-0005935, Register's Office for Davidson County, Tennessee.

The said William F. Fox (aka William Floyd Fox) died on January 4, 2024, leaving the property vested solely in Lucy Fox.

The said Lucy Fox (aka Lucy Fay Fox) died intestate on November 22, 2024. According to Order Appointing Administratrix of Intestate Estate filed 1/14/2025 in Docket No. 24PR-704 in the Chancery Court for Sumner County, Tennessee (Probate Division), Jennifer Haley Fox was appointed as Administratrix, and is reported to be the sole heir at law of the decedent.

BEING PART OF the same property subsequently conveyed to Jennifer Haley Fox by Adminstratrix Quitclaim Deed from Jennifer Haley Fox, as Administratrix of the Estate of Lucy Fay Fox, dated 7/23/2025 and recorded 7/23/2025 in Instrument No. 20250723-0058376, Register's Office for Davidson County, Tennessee.

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.

This conveyance is subject to Conveyance to State of Tennessee of record in Book 5613, Page 490; and all matters shown on plat of record in Book 421, Page 117, Register's Office for Davidson County, Tennessee.

This is improved property known as 4300 Old Hickory Boulevard, Nashville, TN 37138

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, 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 25th day of September, 2025

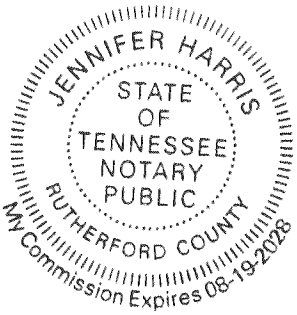
Jennifer Haley Fox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of September, 2025, before me personally appeared Jennifer Haley Fox, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 25th day of September, 2025.

Notary Signature
My commission expires:



Tennessee Certification of Electronic Document

I, **R. Patrick Parker**, 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 **9/25/2025** **(date of document)**.

Affiant Signature

10/7/2025

Date

State of TENNESSEE
County of SUMNER

Sworn to and subscribed before me this **7** day of **October**, **20_25__.**

Notary's Signature
My Commission Expires:

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-30-2029