39B

Warranty Deed

Karen Johnson Davidson County Batch # 1351589 DEEDWARR 11/26/2025 03 06 40 PM 2 pgs Fees $13 00 Taxes $5,735 00 20251126-0094648	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,550,000.00 Affiant Subscribed and sworn to before me, this the 21st day of November, 2025. Notary Public My commission expires: 7/6/26

LYDIA H WEAVER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To.	Map/Parcel Numbers
Christina Currey Chapman	New Owner(s)	105-13-4J-001 00 CO
854 Bradford Avenue		
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **FOX HOMES LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTINA CURREY CHAPMAN, MARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson county, state of Tennessee, described as follows, to-wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit A of Bradford and 9th, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Bradford and 9th, a Horizontal Property Regime, of record in Instrument Number 20240411-0025865, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration.

Being part of the same property conveyed to Beverly Jo Clendenen and Anne Moorman by Warranty deed from Alvin Singh and wife, Barbra Singh, dated December 4, 1992, recorded December 7, 1992, of record in Book 8806, Page 408 in Register's Office of Davidson County, Tennessee

Being part of the same property conveyed to Beverly Jo Clendenen, a single person, by quitclaim deed from Anne Moorman, dated March 28, 2016, recorded March 29, 2016, of record in Instrument No. 20160329-0029235 , in the Register's Office of Davidson County, Tennessee.

Being part of the same property conveyed to Beverly Jo Clendenen, single person and Joel Scott Fuqua, a single person, as tenants in common by Quitclaim Deed by Beverly Joe Clendenen, a single person, dated April 10, 2023 and recorded April 14, 2023 in Instrument No. 20230414-0027445, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Mike Farrell and Mike Hull by Warranty Deed from Joel Scott Fuqua and Beverly Jo Clendenen, a single person, as tenants in common of record in Instrument No. 20240617-0044995 Register's Office for Davidson County, Tennessee, dated April 11, 2024 and recorded on June 17, 2024.

Being the same property conveyed to Fox Homes LLC by Warranty Deed from Mike Farrell and Mike Hull of record in Instrument No 20240617-0044996 Register's Office for Davidson County, Tennessee, dated June 14, 2024 and recorded on June 17, 2024

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years. a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 854 Bradford Avenue, Nashville, TN 37204, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 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 GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 21st day of November, 2025

Fox Homes LLC, a Tennessee Limited Liability Company

By: Skyler Todd Fox
Skyler Fox, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Skyler Fox, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Manager of Fox Homes LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 21st day of November, 2025

Notary Public

My Commission Expires: 10/16/29

QUINTON HORNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-16-2029