Karen Johnson Davidson County
Batch# 1422153 DEEDWARR
05/19/2026 03:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20260519-0045193

WARRANTY DEED

KIM D. WYATT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JUNE 26, 2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of May, 2026.

Notary Public

MY COMMISSION EXPIRES: 6-26-27

(AFFIX SEAL)

File No.: RES-26-257

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ken Fox and Shawn Fox	New Owner	034 07 0A 068.00
(NAME)	(NAME)	
257 Harbor Village Drive Nashville, TN 37115		
(ADDRESS)	(ADDRESS)	

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 considerations, the receipt of which is hereby acknowledged, I/WE, **MARYANN WOODWARD-SMITH, AN UNMARRIED WOMAN, AND JANET E. COOK, AN UNMARRIED WOMAN**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **KEN FOX AND SHAWN FOX, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs 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 Unit No. 50, on the Plan of the Town Homes Property Line Exhibit of Harbor Village, Phase IV, A Horizontal Property Regime with Private Elements, as shown by plat of record in Instrument No. 20030611-0080857, Revision 1 of record in Instrument No. 20030723-0102986, and Second Amendment of record in Instrument No. 20050120-0007505, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Maryann Woodward-Smith and Janet E. Cook, Both Unmarried as Joint Tenants with Right of Survivorship, from Rebecca B. Owens, Unmarried Woman, by Warranty Deed dated August 20, 2021, recorded August 23, 2021, in Instrument No. 20210823-0113880, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 257 Harbor Village Drive, Nashville, TN 37115
(House Number) (Street) (City or Town) (State) (Postal Zip)

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 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 18th day of May, 2026.

Maryann Woodward-Smith

Maryann Woodward-Smith

Janet E. Cook

Janet E. Cook

STATE OF Tennessee
COUNTY OF Rutherford

On this 18th day of May, 2026, before me personally appeared Maryann Woodward-Smith and Janet E. Cook, 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 this 18th day of May, 2026.

Notary Signature
My commission expires: 05/16/2027

Notarized remotely using audio-video communication technology via Proof.



Online Notary Public
My Commission Expires
May 16, 2027

RETURN TO:

Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210
(615) 515-7171

Certificate of Authenticity

I, Katy Kotoucek, 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 May 18, 2026.

Affiant Signature

5-18-26
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 18 day of May, 2026.

Notary's Signature

My Commission Expires: 6-26-27

Notary's Seal

KIM D. WYATT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JUNE 26, 2027

RECORD & RETURN TO:
Commerce Title & Escrow, LLC
101 Lea Ave.
Nashville, TN 37210
File No. RES-26-257