THIS DOCUMENT PREPARED BY:
David Kennedy, Jr.
Kennedy & Associates, PLL(
3052 Lebanon Pike
Nashville, Tennessee 37214
(615) 883-4998

Karen Johnson
Batch # 1433218
06/15/2026 08:47:09 AM
Fees: $12.00 Taxes: $0.00
20260615-0053759
Davidson County
DEEDQC
2 pgs

This transfer is exempt from te transfer tax nt to T.C.A. 9(a)(1)(C)(vi).

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers
Ora F. Fox, Trustee The Ora F. Fox Revocable Living Trust 308 Pitts Avenue Old Hickory, TN 37138	SAME AS NEW OWNER	074 16 0A 093.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **Ora F. Fox**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor, hereby remises, releases, and quitclaims unto **Ora F. Fox, Trustee of The Ora F. Fox Revocable Living Trust**, dated **June 10, 2026**, and any amendments thereto, and to his successors in trust, with full power to sell, transfer, mortgage, and convey without signature of any beneficiary, all of the Grantor's right, title, and interest in and to real property in the State of Tennessee more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 5 on the Map of Life & Casualty Insurance Company's unrecorded subdivision at Old Hickory, in the 4th Civil District of said County, and described as follows:
>
> Beginning at a point in the center line of Old Hadley Bend Road, called Hopewell Road, at the Northwest corner of the property conveyed to James H. Sullivan and wife, by Deed from McKinney, of record in Book 3708, Page 265, Register's Office for Davidson County, Tennessee; thence along Sullivan's Westerly line 340 feet more or less to the Southwest corner of this tract, a dead line; thence Westerly 93 feet to a point; thence Northerly 340 feet more or less to the center line of Old Hadley Bend Road; thence with center line of same, North 66 deg. 22' East, 88 feet to the point of beginning.
>
> Being the same property conveyed in the Corrective Quitclaim Deed of record in Instrument No. 20250926-0076898 dated September 26, 2025 from Junior Fox now deceased, having died on 5/5/2023, leaving Ora Flatt Fox as the surviving tenant by the entirety to Ora Fox individually.

This is improved property known as 308 Pitts Ave., Old Hickory, TN 37138

LAND in the 4th Civil District of Davidson County, Tennessee, as described according to a survey made by Earnest Medlin dated 10/20/1979 is described as follows, to wit:

Beginning at a point in the center of Pitts Avenue, (formerly Hopewell Road), the same being the Northeast corner of a tract of land conveyed to John D. Webb, by deed of record in Book 5393, Page 430, in the Register's Office for Davidson County, Tennessee; thence with the East line of same Southerly 342 feet, to a fence corner, thence Eastwardly, along with the rear this subject parcel 78 feet to a fence corner; thence Northwardly along the West line of the property conveyed to Junior Fox, by Deed of record in Book 3903, Page 439, said Register's Office, a distance of 323 feet to a point in the center of Pitts Avenue; thence with the center of same N 66 deg. 22' W, 137.2 feet to the point of beginning.

Being the same property conveyed to Ora Fox by Corrective Quitclaim Deed Instrument No. 20250926-0076898 from Junior Fox, now deceased, having died on 5/5/2023, leaving Ora Flatt Fox as the surviving tenant by the entirety to Ora Fox individually.

This is improved property known as 306-B Pitts Ave., Old Hickory, TN 37138

*Ora Fox and Ora Flatt Fox are one in the same person.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS my hand this 10th day of June, 2026.

Ora F Fox

Ora F. Fox, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ora F. Fox**, 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 10th day of June, 2026.

TIFFANY BECKMAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission Expires: 3/8/28

Tiffany Beckman

Notary Public