QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1440898 DEEDQC
07/01/2026 12:07:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260701-0059462

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF June, 2026.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-24-2028

THIS INSTRUMENT WAS PREPARED BY (and return to):
Lux Law Group, PLLC
1201A 7th Avenue North
Nashville, TN 37208

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Claude Earl Fox, III, and Steven E. Weldon	**New Owner**	
(NAME)	(NAME)	
2334 Traemoor Village Drive		**114070A00100CO; 114070A00500CO**
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED,

CLAUDE EARL FOX, III, MARRIED ("GRANTOR")

BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO

CLAUDE EARL FOX, III, AND STEVEN E. WELDON, A MARRIED COUPLE ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S RIGHT, TITLE AND INTEREST TO THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

TRACT I (PARCEL ID 114070A00100CO):

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 1 ON THE PLAN OF TOWNHOMES OF TRAEMOOR VILLAGE, AS ESTABLISHED BY THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20070323-0035561; AMENDED AND RESTATED IN INSTRUMENT NO. 20080318-0027145, AND AS SHOWN AS AN EXHIBIT PLAT TO THE AMENDMENT IN INSTRUMENT NO. 20080808-0081934, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

TRACT II (PARCEL ID 114070A00500CO):

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING UNIT NO. 5 ON THE PLAN OF TOWNHOMES OF TRAEMOOR VILLAGE, AS ESTABLISHED BY THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD IN INSTRUMENT NO: 20070323-0035561; AMENDED AND RESTATED IN INSTRUMENT NO. 20080318-0027145, AND AS SHOWN AS AN EXHIBIT PLAT TO THE AMENDMENT IN INSTRUMENT NO: 20080808-0081934, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO CLAUDE EARL FOX, III, MARRIED, BY QUITCLAIM DEED FROM CLAUDE EARL FOX, III, AND STEVEN E. WELDON, A MARRIED COUPLE, OF RECORD IN INSTRUMENT NUMBER 20230124-0005530, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

This is **improved** property known as: **2014 Traemoor Village Drive, Nashville, TN 37209; and 2022 Traemoor Village Drive, Nashville, TN 37209**

Witness our hands this the 30 day of June, 2026.

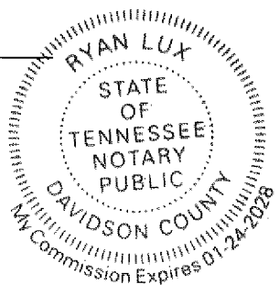
Claude Earl Fox, III

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Claude Earl Fox, III**, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30 day of June, 2026.

Notary Public
My Commission Expires:



Certificate of Authenticity

I, **Ryan Lux**, 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 **6/30/26**.

Date

Affiant Signature

6/30/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **30** day of **June**, 2026.

Notary's Signature

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-26-2029

My Commission Expires: _____

Date

Notary's Seal (if on paper)