Karen Johnson Davidson County
Batch# 1451180 DEEDWARR
07/23/2026 10:56:30 AM 3 pgs
Fees: $18.00 Taxes: $4,255.00
20260723-0066917

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Kathleen Ingram Carrington 1313 Riverside Dr. Nashville, TN 37206	Kathleen Ingram Carrington 1313 Riverside Dr. Nashville, TN 37206	083 03 0 209.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Lone Fox Investments, LLC, a Tennessee Limited Liability Company** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Kathleen Ingram Carrington, an unmarried person,** ("Grantee") all of its right, title and interest in and to that certain real property known as 1313 Riverside Drive, Nashville, TN 37206, together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

A certain tract or parcel of land in Davidson County State of Tennessee, described as follows to wit:

Being southerly part of Lot No. 3 on the Plan of Mrs. Minnie E. Martin's Subdivision of Lot No. 58 and Part of 59, Brownsville as of record in Book 547, Page 137, Register's Office for Davidson County, Tennessee, described as follows:

Beginning in the easterly margin of Riverside Boulevard at the corner of Lots 2 and 3, thence with the line between said two lots eastwardly 242.5 feet thence northwardly 67.5 feet to the southeast corner of a part of said Lot No. 3 conveyed to Southern Securities Company by deed from Wesley A. Dickson, of record in Book 785, Page 376 said Register's Office, thence with their southerly line, westwardly 210 feet more or less to the easterly margin of said Boulevard, thence with same, southwardly 73 feet more or less, to the beginning.

Being the same property conveyed to Lone Fox Investments, LLC, A Tennessee Limited Liability Company, by Warranty Deed from BFH Enterprises, LLC, dated March 27, 2024, and recorded April 1, 2024, of record in Instrument No. 20240401-0022334, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1313 Riverside Drive, Nashville, TN 37206.

This conveyance is subject to all restrictions, easements and planning documents of record.

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, her heirs and assigns forever; and the undersigned does covenant with the said GRANTEE that it is 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 the undersigned does further covenant and bind itself, its

successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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.

In Witness Whereof, it, the said, **Grantor**, hereunto set by hands and seals this 22nd day of July, 2026.

Lone Fox Investments, LLC, a Tennessee Limited Liability Company

By: D. T. Fox, Individually and as Sole Member
Derrick T. Fox, Individually and as Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Audra D. Cross, a Notary Public of the state and county mentioned, personally appeared Derrick T. Fox, Individually and as Sole Member, of Lone Fox Investments, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Member of Lone Fox Investments, LLC, the within named bargainor, a Limited Liability Company, and that such Derrick T. Fox, Sole Member of Lone Fox Investments, LLC as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand and seal, at office in Nashville, TN, this 22nd day of July, 2026.

Notary Signature

Printed Name:_____

My commission expires:_____

AUDRA D CROSS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 06-17-2028

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,150,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 22nd day of July, 2026.

Notary Public
My commission expires: _____

AUDRA D CROSS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 06-17-2028

Certificate of Authenticity

I, [signature], 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 7-22-26 (date of document).

[signature]
Affiant Signature

Date: 7.22.26

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 22nd day of July, 2026.

[signature]
Notary's Signature
My Commission Expires: 2/27/2029

