Karen Johnson Davidson County
Batch# 1452391 DEEDQC
07/29/2026 10:12:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260729-0069587

This Instrument Prepared By:
Legacy Law Group, PLLC,
216 Centerview Drive, Suite 140
Brentwood, TN 37027

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property

Address New Owner:	***Send Tax Bills To:***	***Map-Parcel***
RAMONA E. FOX, Trustee RAMONA FOX 2017 REVOCABLE TRUST AGREEMENT dated October 25, 2017 104 COTTON GIN COURT BRENTWOOD, TN 37027	SAME	171 08 0A 062.00

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). [Exempt pursuant to T.C.A. §67-4-409(a)(1)(D)].

Desiree Ruiz
AFFIANT

Sworn to and subscribed before me this January 15, 2026.

Sara Denman
Notary Public
My Commission Expires: 1/27/2026

SARA DENMAN
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY
Commission Expires January 27, 2026

QUITCLAIM DEED

FOR -$10- DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, RAMONA E. FOX, hereinafter called Grantor, for the express purpose of conveying all of her right, title and interest in this property, do hereby quitclaim and convey unto RAMONA E. FOX, Trustees of the RAMONA FOX 2017 REVOCABLE LIVING TRUST, dated October 25, 2017, all of their right, title and interest in the following described real estate in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this January 15, 2026.

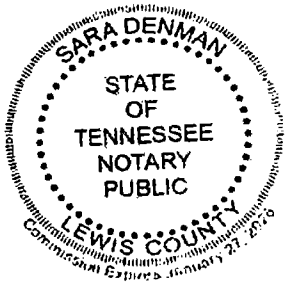
BY: _____
RAMONA E. FOX

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named RAMONA E. FOX with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 15th day of January 2026.

_____
NOTARY PUBLIC



My Commission Expires: 1/27/2026

EXHIBIT A
PROPERTY DESCRIPTION

Said property is described to wit:

BEING Lot No. 62 on the SUBDIVISION PLAT OF COTTONPORT PLANTATION, PHASE III, as shown by plat of record in Plat Book 6900, Page 529, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Ramona E. Fox, unmarried, by Warranty Deed of record from Cerbula E. De La Roca and Maria Theresa De La Roca, husband and wife, Instrument No. 20091125-0108574, Registers Office for Davidson County, Tennessee.

The above description is taken verbatim from the previously recorded deed.

This conveyance is made subject to all restrictions, easements, zoning, and planning ordinances, and other regulations that may affect the premises, as well as the following:

This conveyance is subject to all matters as set forth on the plat of record in Plat Book 6900, Page 529 and Boundary Plat of record in Plat Book 6900, Page 951, Register's Office of said County.

Storm Water Detention Agreement as shown of record in Book 7350, Page 137, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Book 7621, Page 600 and Book 7981, Page 971, Register's Office for said County.

Subject to Homeowner's Association Dues.

By-Laws as shown of record in Book 10775, Page 37, Register's Office for said County.

Restrictive Covenants of record in Book 7430, Page 784, and as Amended in Book 7565, Page 57, Book 7824, Page 254, Book 7897, Page 578 and Book 8313, Page 932, Register's Office of said County.

Declaration of Covenants, Conditions, Restrictions and By-Laws of record in Book 7637, Page 925 as shown in the Register's Office of said County.

This is improved property known as 104 Cotton Gin Court, Brentwood, TN 37027.

Tennessee Certification of Electronic Document

I, JAMES M. ADCOX III, 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 January 15, 2026 (date of document).

Signature

January 15, 2026
Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 15th day of January 2026.

Notary Public
My Commission expires: 02/28/2027

LISA DIAZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 2-28-2027