Karen Johnson Davidson County
Batch# 1471496 DEEDWARR
09/10/2026 11:36:30 AM 3 pgs
Fees: $18.00 Taxes: $2,386.50
20260910-0084050

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $645,000.00.

Daniel Thompson
Affiant

Subscribed and sworn to before me, this September 8, 2026.

Patricia J Hurtt
Notary Public

My commission expires: _____

(Notary Stamp)

PATRICIA J HURTT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires 02/18/2029

THIS INSTRUMENT PREPARED BY:
Keith Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Linda Fox	NEW OWNER	181-11-0E-129.00-CO
2005 Tanager Dr		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Christie Feraudo and John Storey, wife and husband

(hereinafter called the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto

Linda Fox, a single woman

(hereinafter called the "Grantee"), her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 129 on the Plan of Final Plat, The Hill Property, Phase 1B of record in Plat at Instrument No. 20210818-0111925, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Christie Feraudo and John Storey, wife and husband by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes of record in Instrument No. 20220318-0031503 Register's Office for Davidson County, Tennessee, dated March 17, 2022 and recorded on March 18, 2022.

This is [X] improved [ ] unimproved property known as 2005 Tanager Dr, Brentwood, TN 37027

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

GRANTORS COVENANT with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their heirs 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 plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF the Grantors has hereunto executed this instrument on this the 8th day of September , 2026.

Christie Feraudo

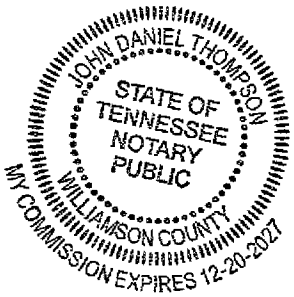
John Storey

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, Christie Feraudo and John Storey, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 8th day of September, 2026.

Notary Public
My Commission Expires: 12/20/27



Lenders Title Company File No. TN-2605516-7524

Tennessee Certification of Electronic Document

I, Michelle W. Kendig, 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 9.8.26 (date of document).

Michelle W Kendig
Affiant Signature

9.8.26
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 8TH day of September, 2026.

Patricia L Hurt
Notary's Signature

My Commission Expires: 2/18/29

Notary's Seal

