Karen Johnson Davidson County
Batch# 1474014 DEEDWARR
09/16/2026 10:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,282.05
20260916-0086006

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $346,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 14th day of September, 2026.

NOTARY PUBLIC

My commission expires:

MORGAN O'NEILL
TENNESSEE NOTARY PUBLIC
My Comm Exp. April 1, 2030
COUNTY OF WILSON

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
Celia Stewart Rouse, Attorney-at-Law
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
The Kathy Fox Revocable Trust, dated January 8, 2016	SAME AS NEW OWNER	119 01 0 451.00
(NAME)	(NAME)	
2614 Acklen Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Leslie Chad Green, unmarried,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Katherine Louise Jones Fox, Trustee of The Kathy Fox Revocable Trust, dated January 8, 2016**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 39, as shown on the map entitled Map of Overhill City and W.H. Fox Subdivision of Blocks No. 14-15-16-20-21-29 and 30 Cumberland Nurseries Subdivision, of record in Book 332, page 21, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Said Lot No. 39 fronts 50 feet on the southerly side of Valeria Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to DANNY GREEN, UNMARRIED, by deed from ERNEST S. HOLMAN AND WIFE, PAULINE M. HOLMAN, of record in Book 7037, page 473, dated November 10, 1986, said Register's Office.

DANNY GREEN, ALSO KNOWN AS DANNY ERNEST GREEN, died testate on or about May 14, 2023. Pursuant to the terms of his Will of record in Docket 23P1812, in the Seventh Circuit (Probate) Court for Davidson County, Tennessee, said property was devised to LESLIE CHAD GREEN. For further information see Instrument No. 20240221-0011925, said Register's Office.

This property is __unimproved _X_improved property known as: 305 Valeria Street, Nashville, TN 37210.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 14th day of September, 2026.

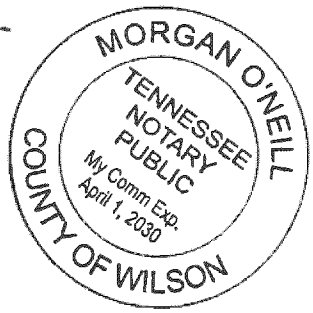
Leslie Chad Green

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Leslie Chad Green, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th day of September, 2026.

Notary Public
My Commission Expires:



Certificate of Authenticity

I, Morgan O'Neill, do hereby make oath that I am 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 9-14-26.

Affiant Signature

9-14-26

Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 14 day of Sept, 2026.

Notary Signature
My commission expires:

TAYLOR CLARKE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
May 28, 2030
COUNTY OF WILSON