Karen Johnson Davidson County
Batch # 1480703 DEEDQC
10/05/2026 01:54:31 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20261005-0091574

STATE OF TENNESSEE
COUNTY OF DAVIDSON

This instrument prepared by:

Gary W. Temple
Attorney At Law
4211 Gallatin Road
Nashville, TN 37216

The actual consideration for this transfer is $0.00.

Mary Fox
Affiant

Subscribed and sworn to before me this 25 day of SEPTEMER, 2026.

NOTARY PUBLIC
My Commission expires: 3-12-2029

GARY W. TEMPLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Based upon information provided by client

QUITCLAIM DEED

New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Mary N. Fox Angela Lynn Wood 6605 BROKEN BOW ROAD ANTIOCH, TENNESSEE 37013	Same	4D 60548 64-8-9

KNOW ALL MEN BY THESE PRESENTS that Mary N. Fox for and in consideration of the sum of Ten and No./.100 Dollars ($10.00) cash in-hand paid, the receipt of which is hereby acknowledged, have bargained and sold, and do hereby remise, release and forever quitclaim her entire interest, to Mary N. Fox and Angela Lynn Wood, Right of Survivorship, her heirs and assigns, her entire rights, both present and in the future as may be acquired, title and interest, and in the future may be acquired, in and to a certain tract of land in Davidson County, Nashville, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 302 on the Plan of Sherwood Forest, Section 4, of record in Book 4460, pages 182 and 183, Register's Office for said County, described as follows: Beginning on the westerly margin of Cascade Drive at the northeast corner of said lot; thence North 85°, 42′ West 125 feet; thence South 4° 20′ West 125 feet to the northerly margin of Ranier Drive; thence easterly 100 feet to the beginning of a curve; thence around said Curve Northeasterly 39.27 feet to the westerly margin of Cascade Drive; thence with the same Northerly 100 feet to the beginning.

Being the same property conveyed to Luis Alberto Alva and wife, Sonia Elisa Alva, by deed by from Tonita Ann Robinson, unmarried, of record in Book 5999, page 727, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Marion Leo Fox and wife, Mary N. Fox, by deed from Luis Alberto and wife, Sonia Elisa Alva, of record in Book 7733, page 320, Register's Office for Davidson County, Tennessee.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, mortgage and encumbrances as may affect the premises.

And Grantor covenants that is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

EXECUTED this 25 day of September, 2026.

Mary N. Fox

Mary N. Fox

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Mary N. Fox, a Notary Public in and or the State and County aforesaid, personally appeared, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, at Nashville, Tennessee, this 25 day of September, 2026.

Notary Public

My Commission Expires: 3-6-2029

GARY W. TEMPLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY