WARRANTY DEED

Karen Johnson Davidson County
Batch# 354562 **DEEDWARR**
02/06/2020 03:08:41 PM 2 pgs
Fees: $13.00 Taxes: $1,035.63

20200206-0014155

W-TVG-19-1923

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-02-22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF FEBRUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Adam J. Mazan	new owner	
(NAME)	(NAME)	**PART OF 081-07-0-428.00**
~~**1923 11th Ave N**~~ 509 11th St.		
(ADDRESS)	(ADDRESS)	
~~**Nashville, TN 37208**~~ Huntington Beach, CA 92648		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ON THE HORIZON HOMES, LLC, A NEVADA LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ADAM J. MAZAN AND LISA MAZAN, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 1923A, 11th Avenue North Residences, as shown in the Declaration of Covenants, Conditions and Restrictions for 11th Avenue North Residences, a Horizontal Property Regime with Private Elements of record in Instrument No. 20190718-0070281, 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 On The Horizon Homes, LLC, a Tennessee Limited Liability Company by Warranty Deed from Nexus Partners, LLC, a Tennessee limited liability company of record in Instrument No. 20190719-0071107 Register's Office for Davidson County, Tennessee, dated July 17, 2019 and recorded on July 19, 2019.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- All matters shown on the Plan of record in Plat Book 2, Page 33 (Chancery Maps), Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20190718-0070281, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20190808-0078798, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Right-of-Way of record in Instrument Number 20190823-0085001, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1923 11th Ave N, Nashville, Tennessee 37208**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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.

Witness my/our hand(s) this the 3rd DAY OF FEBRUARY, 2020.

On The Horizon Homes, LLC

BY: _____
David Morgan
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID MORGAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of ON THE HORIZON HOMES, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 3rd of February, 2020.

_____
Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212