WARRANTY DEED

LAUREN JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-17-2021

J-SB-AR-21-1440

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12TH DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: 10.17.21
(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)
On the Horizon Homes, LLC	**New Owner**	
(NAME)	(NAME)	**071 11 0 281.00**
1001 N. 6th Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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, **NINA M. GRAGG, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ON THE HORIZON HOMES, LLC,** 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:

Lot 3, Barkfield Valley Estates, as shown on plat of record in Plat Book 5210, Page 370, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Eddie L. Gragg and wife, Nina M. Gragg, by Quit Claim Deed from Nina Gragg, a married person, of record in Instrument No. 20021108-0138466, in the Register's Office of Davidson County, Tennessee, dated October 28, 2002 and recorded on November 08, 2002. The said Eddie L. Gragg died on February 29, 2012, leaving Nina M. Gragg as surviving spouse. (Value or consideration as shown in the aforementioned deed is $0.00)

Being the same property conveyed to Nina Gragg, a married person, by Cash Deed for Tennessee from Jack Kemp, Secretary of Housing and Urban Development, of Washington, D.C., of record in Book 8472, Page 907, in the Register's Office of Davidson County, Tennessee, dated October 25, 1991 and recorded on October 29, 1991.

This conveyance is subject to:
• County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

• Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Barkfield Valley Estates, as recorded in Plat Book 5210, Page(s) 370.

• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1440 Lischey Ave, Nashville, Tennessee 37207**.

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.

Karen Johnson Davidson County
Batch# 592301 **DEEDWARR**
03/15/2021 03:10:56 PM 2 pgs
Fees: $13.00 Taxes: $1,036.00
20210315-0034174

Witness my/our hand(s) this the 12 DAY OF MARCH, 2021.

NINA GRAGG by [illegible] ATTORNEY INFACT
Nina M. Gragg
By: Sylvester Jarrett, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 12th of March, 2021.

Notary Public
My Commission Expires:
(SEAL)

JUSTIN HALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-20-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SYLVESTER JARRETT, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of NINA M. GRAGG, and who acknowledged he/she/they executed the same as the free act and deed of the said NINA M. GRAGG.
Pursuant to Power of Attorney of Record in Instrument No. 20210126-0011276, Davidson County, TN.

Witness my hand and official seal, this the 12th of March, 2021.

Notary Public
My Commission Expires:
(SEAL)

JUSTIN HALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-20-2021

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