WARRANTY DEED

Karen Johnson Davidson County
Batch# 594112 DEEDWARR
03/17/2021 01:10:30 PM 3 pgs
Fees: $18.00 Taxes: $2,984.94
20210317-0035400

File No. BC-21-344

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $806,740.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 day of March, 2021

Notary Public

MY COMMISSION EXPIRES: 1/3/23
(AFFIX SEAL)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jordan Horsley and Ashley Horsley,	Jordan Horsley	
(NAME) 1002 Fairwin Avenue	(NAME) 110 Lindsley Park Dr.	072-09-0-378.00
(ADDRESS) Nashville, TN 37216	(ADDRESS) Nashville, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Betsy The Builder, LLC, a Tennessee Limited Liability Company** , HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jordan Horsley and Ashley Horsley,** husband and wife , HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 63 on the Plan of Eskridge Subdivision of Part of The W.B. Franklin Property of record in Plat Book 547, Page 52, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 63 fronts on the Southerly side of Fairwin Avenue and runs back between parallel line 175 feet to a dead line.

Being the same property conveyed to Professional Accommodator Corp., Qualified Intermediary for Betsy The Builder, LLC by Warranty deed from Mayford L. Stafford and wife, Helen M. Stafford of record in Instrument No. 20161212-0129656 Register's Office for Davidson County, Tennessee, dated November 18, 2016 and recorded on December 12, 2016.

Being further conveyed to Betsy the Builder, LLC by Corrective Quitclaim Deed from Helen M. Stafford, dated 3/10/2021 and appearing of record at Instrument No. 202103170035399, Register's Office for Davidson County, Tennessee. (Said deed executed to correct Grantee of record at Instrument No. 20161212-0129656, R.O.D.C..)

This is property more commonly known as 1002 Fairwin Avenue, Nashville, TN 37216.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we

do covenant with the said GRANTEES 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 GRANTEES, 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 this 12 day of March, 2021.

Betsy ~~The Builder, LLC~~.

~~By:~~ Leslie A. Garside, as the authorized agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Ryan Lux of the state and county mentioned, personally appeared Leslie A. Garside, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the authorized agent of Betsy The Builder, LLC, the within named bargainor, a Limited Liability Company, and that such Leslie A. Garside as such the authorized agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as the authorized agent.

Witness my hand and seal, at office in Nashville, Tennessee, this 12 day of March, 2021.

Notary Signature

Printed Name:_____

My commission expires:_____

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

LIA
ESCROW
rland Street
N 37206

Return to:
MAGNOLIA
TITLE & ESCROW
1104 Fatherland Street
Nashville, TN 37206

202103170035400

Certificate of Authenticity

I, Ryan Lux, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Leslie Garside, a notary public for this county and state, Ryan Lux who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (If on paper)

LESLIE GARSIDE
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON