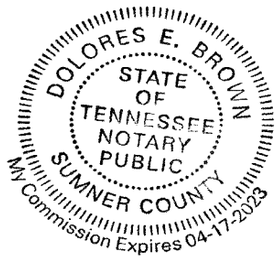
Karen Johnson Davidson County
Batch# 618311 DEEDWARR
04/19/2021 02:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20210419-0052205

# Warranty Deed

| | |
|---|---|
|   | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $399,999.00.<br>Melissa Lowe<br>Affiant<br>Subscribed and sworn to before me, this the 12th day of April, 2021.<br>Notary Public<br><br>My commission expires: 4-17-2023 |

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**204 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Michelle Single | New Owner(s) | 070-04-0-020.00 |
| 617 Pierpoint Drive | | |
| Nashville, TN 37207 | | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MARK HORWITZ, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHELLE SINGLE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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.38 on the Plan of Haynes Heights, Section 11, as of record in Book 2331, pages 58 and 59, Register's Office for said County.

Said lot fronts 110 feet on the Southerly side of Francis Street now known as Pierpoint Drive and runs back 207.8 feet on the Easterly line and 119.1 feet on the Westerly line to a dead line in the rear on which it measures 126.8 feet.

Being the same property conveyed to Mark Horwitz, unmarried by Warranty deed from Malinda L. Grant, Calvin Sneed, Sonya Sneed, Yolanda Osburne, Monica Johnson, Monica Braden Porter and Courtney Braden, as devisees and Joy M. Sims as Executrix, under the last will and Testament of Melissa Louise Johnson of record in Instrument No. 20170201-0010856 Register's Office for Davidson County, Tennessee, dated January 31, 2017 and recorded on February 01, 2017.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 617 Pierpoint Drive, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 12th day of April, 2021.

Mark Horwitz

**Mark Horwitz**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 12th day of April, 2021.

Molly Landmesser

Notary Public

My Commission Expires: 1-6-25



# True Copy Certification

I, **Jessica Gebhart** 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Jessica Gebhart

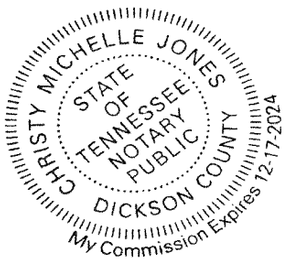
**Jessica Gebhart**

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Christy Jones** a notary public for this county and state, **Jessica Gebhart** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Christy Jones

**Christy Jones**
My Commission Expires:




SEAL