Karen Johnson Davidson County
Batch# 620675 DEEDWARR
04/22/2021 12:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,304.25
20210422-0054113

WARRANTY DEED

HANNAH LEWIS NOTARY PUBLIC TENNESSEE My Comm Exp. 9/15/2025 COUNTY OF WILLIAMSON

File No. BC-21-431

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $352,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of April, 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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
Michael Horenkamp	New Owner	
(NAME)	(NAME)	073-01-0-087.00
2743 Bobby Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, **Jonathan S. Wagner and Jennifer P. Wagner, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael Horenkamp, a single man,** 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. 37, Section "B", on the revised plan showing Lots No. 19 and No. 37 on the plan of Happy Valley and more fully described according to a July 26, 1979, survey by John B. Kohl, III, Tennessee Registered Land Surveyor No. 100, as follows:

Beginning at a point on the northwesterly margin of Bobby Avenue at the southerly terminis of a 60 foot radius turnout connecting said margin of Bobby Avenue with the westerly margin of Milton Drive; thence, with said margin of Bobby Avenue, South 53 degrees 0' West 41.7 feet to a point at the common front corner of Lots Nos. 37 and 36; thence, with the line between said lots, North 37 degrees 0' West 140.0 feet to the most southerly corner of Lot No. 18; thence, with the southeasterly lines of Lots Nos. 18 and 19, North 53 degrees 0' East 133.0 feet to a point on the westerly margin of Milton Drive; thence, with said margin, South 17 degrees 0' East 114.3 feet to a point at the northerly terminus of the aforesaid turnout thence, with the curve of said turnout southwardly and southwestardly 74.7 feet to the point of beginning.

Being the same property conveyed to Jonathan S. Wagner and wife, Jennifer P. Wagner by Warranty Deed from Stephen M. Pusey and Gail V. Pusey, husband and wife, of record in Instrument No. 20050502-0048211, Register's Office for Davidson County, Tennessee, dated April 27, 2005 and recorded on May 02, 2005.

This is property more commonly known as 2743 Bobby 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 15th day of April, 2021.

Jonathan S. Wagner

Jennifer P. Wagner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of April, 2021, before me personally appeared Jonathan S. Wagner and Jennifer P. Wagner, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of April, 2021.

Notary Signature
My commission expires:

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

True Copy Certificate of Authenticity

I, **Taylor Grills**, 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 Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** 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: 12/15/2021