THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 210534949** EMILY MANNO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-05-2025	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $794,900.00. Affiant Subscribed and sworn to before me, this 4th day of June, 2021. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: John R. Speight and Brenna Shae O'Brien 3528 Pleasant Valley Rd Nashville TN 37204	Send Tax Bills To: New owner 3528 Pleasant Valley Rd. Nashville, TN 37204	Tax Information: Tax Parcel ID No. 118-14-0-134.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joseph Michael Horn and Carly Compas Horn, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **John R. Speight and Brenna Shae O'Brien, Husband and Wife** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 66 on the Plan of Longview Manor, Section One and Two of record in Plat Book 1424, Page 127, 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 Joseph Michael Horn and Carly Compas Horn, husband and wife by Warranty deed from Jennifer Martin, unmarried of record in Instrument No. 20180124-0007242 Register's Office for Davidson County, Tennessee, dated January 23, 2018 and recorded on January 24, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2021, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 1424, Page 127, Register's Office for Davidson County, Tennessee.

This is improved property located at 3528 Pleasant Valley Rd Nashville TN 37204

Karen Johnson Davidson County
Batch# 653112 DEEDWARR
06/09/2021 01:27:30 PM 3 pgs
Fees: $18.00 Taxes: $2,941.13
20210609-0077632

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantors have executed this instrument on this 4th day of June, 2021.

Joseph Michael Horn

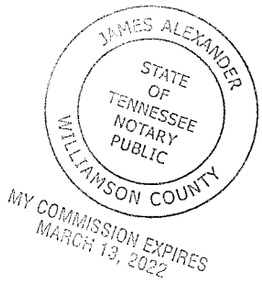
Carly Compas Horn

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joseph Michael Horn and Carly Compas Horn, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of June, 2021.

Notary Public
My Commission Expires: _____



Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ryan Lux, a notary public for this county and state, Leslie Garside 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: _____.

Notary's Seal (If on paper)

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