Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Record and Return to:
Chapman & Rosenthal Title, Inc.
5320 Westgate Circle, Suite 150
Brentwood, TN 37027

39-B
File #21-1408

Karen Johnson Davidson County
Batch# 670138 DEEDWARR
07/02/2021 10:52:22 AM 2 pgs
Fees: $13.00 Taxes: $3,422.50

20210702-0089962

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Tendall Properties, LLC,** , hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Joseph Horn and Carly Horn, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit 1, Homes at 3706 Ackerman, as shown in the Declaration of Covenants, Conditions and Restrictions for Homes at 3706 Ackerman of record in Instrument Number 20161122-0123344, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes At 3706 Ackerman Court, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20161122-0123344, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part here of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Tendall Properties, LLC by Warranty deed from White Pines Building Group, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20170724-0074763 Register's Office for Davidson County, Tennessee, dated July 10, 2017 and recorded on July 24, 2017.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 3706 Ackerman Court, Nashville, TN 37204.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Joseph Horn
3706 Ackerman Court
Nashville, TN 37204

RESPONSIBLE FOR TAX PAYMENT

TAX MAP-PARCEL #:
118-13-0E-001.00

New Owner

WITNESS THE EXECUTION HEREOF this 23rd day of June, 2021.

Tendall Properties, LLC, a Georgia limited liability company

sole member

Tena E. Redding, sole member

State of Tennessee)
County of Davidson)

On this 23rd day of June, 2021, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Tena E. Redding, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that she is the sole member of the maker, **Tendall Properties, LLC**, that she is authorized by the maker to execute this instrument, and that she has executed this instrument on behalf of **Tendall Properties, LLC** as sole member.

Notary Public

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 3/8/22

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 925,000.00.**

Affiant

Sworn and subscribed before me on this the 25th day of June, 2021.

Notary Public

My Commission Expires: _____

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022