Karen Johnson Davidson County
Batch# 692842 **DEEDWARR**
08/09/2021 10:48:01 AM 2 pgs
Fees: $13.00 Taxes: $10,128.75

20210809-0106801

WARRANTY DEED

JENNIFER D. STACEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$2,737,500.00.**

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF AUGUST, 2021.

_____
Notary Public

MY COMMISSION EXPIRES: 10/3/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
David Gewant and Alexandra Gewant 4626 Benton Smith Rd Nashville, TN 37215	NEW OWNER	131 15 0 018.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Jeffrey D. Horn, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **David Gewant and Alexandra Gewant, husband and wife**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Harpeth Acres, Section Seven, of record in Book 2331, Page 154, 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 Jeffrey D. Horn, unmarried, and Laura L. Butler, unmarried, as tenants in common with rights of survivorship, by Warranty Deed from 4626 Benton Smith LLC, a Tennessee Limited Liability Company, dated 12/06/2016 and recorded 12/09/2016, of record in Instrument 20161209012951l, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jeffrey D. Horn by Quit Claim Deed from Laura L. Butler, dated 03/16/2021 and recorded 04/06/2021, of record in Instrument 202104060044785, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property known as: 4626 Benton Smith Rd, Nashville, TN 37215

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 hand this the 5th day of August, 2021.

Jeffrey D. Horn

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Jeffrey D. Horn with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be within named bargainor, and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal, this the 5th of August, 2021.

Notary Public

My Commission Expires: 10/3/21

(SEAL)

