Karen Johnson Davidson County
Batch# 697633 DEEDWARR
08/16/2021 09:16:10 AM 2 pgs
Fees: $13.00 Taxes: $125.76
20210816-0110016

THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY THORNTON BARRETT OSBORN, PLC
10200 Ramsey Way
Dickson, TN 37055
2021-1195

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of THIRTY THREE THOUSAND NINE HUNDRED NINETY AND 00/100 DOLLARS ($33,990.00) cash in hand paid, the receipt of which is hereby acknowledged, WB HORIZON REAL ESTATE, LLC, A FLORIDA LIMITED LIABILITY COMPANY ("the Grantor") have this day bargained and sold, and by these presents do transfer and convey unto CLIFTON BURTON, A MARRIED MAN, his successors, heirs and assigns ("the Grantee"), a certain tract or parcel of land as follows:

Lying and being in the Ninth Civil District of Davidson County, Tennessee, more particularly described as follows:

Beginning at an iron pin set in the Northerly right-of-way line of State Highway 100 at the Southeast corner of that parcel of land conveyed to Elizabeth King of record in Book 2926, Page 159, in the Register's Office of Dickson County, Tennessee.

Being the same property conveyed to WB Horizon Real Estate, LLC a Florida limited liability company, by deed from Lisa Parham, a single woman, dated August 6, 2021 and of record in Instrument Number 20210805-0105442, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the following:

1. Subject to the right-of-way of Hwy 100 and Old Harding Road, (also known as Old Nashville and Centerville Road).

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belong, to the Grantee, and the Grantee's successors, heirs and assigns, forever. And the Grantor covenant with the Grantee, that the Grantor is lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered, with the exception of real property taxes for the tax year 2021 and as otherwise set forth herein. And the Grantor further covenant and bind the Grantor's successors, heirs and assigns, to warrant and forever defend the title to said land to the Grantee's successors, heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor have caused this Warranty Deed to be executed on the 11th day of August, 2021.

WB HORIZON REAL ESTATE, LLC, a Florida Limited Liability Company

By: _____
Darrin Schutt, Manager

STATE OF Florida
COUNTY OF Lee

Before me, Notary of the state and county mentioned, personally appeared Darrin Schutt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Manager of WB HORIZON REAL ESTATE, LLC, the within named bargainor, a Limited Liability Company, and that such Darrin Schutt as such Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Manager. He is personally known to me.

WITNESS MY HAND and official seal at office in said County this 11th day of August, 2021.

ASHLEY E. RUSCIANO
Notary Public-State of Florida
Commission # GG 280921
My Commission Expires
January 12, 2023

_____
NOTARY PUBLIC

My commission expires: January 12, 2023

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $33,990.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

Sworn to and subscribed before me this 13th day of August, 2021.

_____
NOTARY PUBLIC

JOSEPH M. BARRETT
NOTARY PUBLIC
STATE OF TENNESSEE
COMM EXP. 04-23-2025
DICKSON COUNTY

My commission expires: April 23, 2025

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Map & Parcel No: 168 057.00

ADDRESS OF NEW OWNERS
AND SEND TAX BILLS TO:
CLIFTON BURTON
8044 Regency Drive
Nashville, TN 37221