PREPARED BY (AND RETURN TO):

*Wilkins & Ivey, Attys.*

*Attorneys at Law*
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*Christy Wilkins Ivey*
*Margaret H. Taylor*

*Percy Wilkins, Jr. (1933-2017)*

Karen Johnson Davidson County
Batch# 734813 DEEDWARR
10/12/2021 02:29:43 PM 2 pgs
Fees: $13.00 Taxes: $148.00
20211012-0137193

W & I Ref: (62103)
Prepared without benefit of title examination
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Sharon K. Horner<br>244 Andover Way<br>Nashville, TN 37221 | Sharon K. Horner<br>244 Andover Way<br>Nashville, TN 37221 |

**TAX MAP PARCEL NUMBERS:** 142-16B-14CO

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$40,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jack R. Horner, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Sharon K. Horner** 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 Lot No. 14 on the plan of Arlington Green, Phase I, of record in Plat Book 6900, page 399, as amended in Book 7517, page 281, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jack R. Horner and wife, Sharon K. Horner, by Warranty Deed from The Zeitlin Group, a joint venture composed of Martin Construction Company, a Tennessee corporation, and Jeffrey Construction Company, a Tennessee corporation, dated March 5, 1992 and recorded on March 6, 1992, of record in Book 8568, page 549, Register's Office for Davidson County, Tennessee. Sharon Kay Horner and Jack Richard Horner have since been divorced by Final Decree of the Eighth Circuit Court for Davidson County, Tennessee, Docket No. 08D-196.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2021, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6900, page 399, amended in Book 7517, page 281, said Register's Office, to which plan reference is hereby made for a more complete description; The Declaration of Covenants, Conditions and Restrictions of record in Book 7328, page 195, Book 8120, page 402, Book 8181, page 62, Bylaws in Book 11232, page 427, said Register's Office;
Charter of Arlington Green Homeowners Association in Book 8170, page 450, amended in Book 11272, page 886, said Register's Office. Jack R. Horner and Jack Richard Horner are one and the same person. Sharon K. Horner and

Sharon Kay Horner are one and the same person.

**This is improved property, known as 244 Andover Way, Nashville, TN 37221**

**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 COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a 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.

**WITNESS THE EXECUTION HEREOF** this 12th day of October, 2021

Jack R. Horner

**Jack R. Horner**

**State of Tennessee**

**County of Davidson**

On this 12th day of ~~September~~ October, 2021, before me the undersigned authority, personally appeared Jack R. Horner, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary

My Commission Expires:

**State of Tennessee**

**County of Davidson**

## AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $40,000.00.

Sharon K. Horner

Affiant

Sworn and subscribed before me this 12th day of ~~September,~~ October 2021.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary

My Commission Expires: