Karen Johnson Davidson County
Batch# 770401 DEEDWARR
12/09/2021 08:24:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20211209-0162989

This Instrument Prepared By:
Law Office of Matthew D. Faulk
PO Box 681804
Franklin, TN 37068-1804

*This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property*

This space intentionally left blank for recording purposes.

| **Address New Owner** | **Send Tax Bill:** | **Map/Parcel** |
|---|---|---|
| ROBERT HORNE, Trustee<br>HEIDI SHORT, Trustee<br>SHORT-HORNE REVOCABLE<br>LIVING TRUST<br>dated December 1, 2021<br>5025 Hillsboro Pike, Apt. 24J<br>Nashville, TN 37215 | Ameris Bank<br>1800 Parkway Place<br>Suite 820<br>Marietta, GA 30067 | 131-01-0D-229.00-CO |

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][3][F]).

AFFIANT

MATTHEW FAULK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES FEBRUARY 23, 2025

Sworn to and subscribed before me this 1st day of December, 2021.

Matthew Faulk, Notary Public

My Commission Expires: February 23, 2025

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, we, **Heidi Short and Robert Horne**, wife and husband, do hereby transfer and convey any and all interest owned by us in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to **Robert Horne and Heidi Short, Trustees, or their successor in interest, of the Short-Horne Revocable Living Trust, dated December 1, 2021**, as tenancy by the entirety.

This instrument of conveyance is governed by Section 35-15-510, Tennessee Code Annotated, which is intended to preserve the immunity from the claims of the separate creditors of one of us for property held

by us as tenancy by the entirety, despite its conveyance to our revocable trust.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, heirs and assigns forever, we covenant we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

We further covenant and bind ourselves, our heirs, and representatives to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all persons.

Whenever 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 OUR HANDS this 1st day of December , 2021.

By: _____
Heidi Short

_____
Robert Horne

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Heidi Short and Robert Horne, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 1st day of December , 2021.

_____
Matthew Faulk, Notary Public

My Commission expires: February 23, 2025



**Exhibit A**

**Property Description**

Said property is described to wit:

Land in Davidson County, Tennessee being Unit No. 229, on the Plat of Georgetown Apartments, a Condominium, a Horizontal Property Regime, of record in Book 5200, page 4, said Register's Office, together with an undivided 0.329% interest in the common elements to 5025 Hillsboro Homeowners Association, as described in Book 5211, page 325, et seq., said Register's Office. Said Unit is also known as Apartment No. 24-J.

Being the same property conveyed to Heidi Short and Robert Horne, wife and husband, by Warranty Deed of record from Kathleen Boyle, unmarried, in Instrument No. 20190812-0080163, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the previously recorded deed.

This is improved property known as 5025 Hillsboro Pike, Apt. 24J, Nashville TN 37215.

## True Copy Certification

I, Matthew D. Faulk, 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 on 12-16-2021.

Matthew D. Faulk

12-16-2021
Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn and subscribed to me on this 16th day of December, 2021.

Notary Seal (if on paper)

Notary Public

My Commission Expires: [redacted]1/28/2024

KAT PEEBLES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-28-2024