WARRANTY DEED

Karen Johnson Davidson County
Batch# 773410 DEEDWARR
12/14/2021 11:06:52 AM 3 pgs
Fees: $18.00 Taxes: $3,700.00

20211214-0165157

W-BM-21-2934-2936-2938-2940

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,000,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 03/07/2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kevin Alexandroni and Theresa Alexandroni	**New Owner**	
(NAME) 1108 Wildwind Ct	(NAME) P.O. Box 92465	**080-08-01-011.00** **080-08-0-012.00** **080-08-0-010.00** **080-08-0-421.00**
(ADDRESS) Nashville TN 37209	(ADDRESS) Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RONALD O. HORNBUCKLE, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KEVIN ALEXANDRONI AND THERESA ALEXANDRONI, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Parcel One: Map/Parcel 080-08-01-011.00

The following described tract or parcel of land in Davidson County, Tennessee:

Land located in the 1st Civil District of Davidson County, Tennessee being parcel 11, according to a boundary survey of tracts owned by the E.O. Hornbuckle Estate made February 21, 1989, by Ragan, Smith, Murphy and Associates, Inc., Engineers and Surveyors.

NOTE: The above legal description is not insurable in its present form. A survey will be required due to a lack of specific call information.

Parcel Two : Map/Parcel 080-08-0-012.00

A certain lot of parcel of land in the 13th, formerly the 23rd, Civil District of Davidson County, State of Tennessee, and more particularly described as follows:

BEGINNING at a point in the Southern boundary line of the property conveyed to Hornbuckle Plumbing Company by deed from T. E. Howse and wife, of record in Book 2751, page 401, Register's Office for said County, being North 57 degrees 30 minutes East 175 feet from the center of Old Hyde's Ferry Pike said Hornbuckle Plumbing Company's Southwest corner, also being a Northwest corner of the property conveyed to L. D. Hornbuckle and wife, by deed from T. E. Howse and wife, of record in Book 2334, page 83, said Register's Office; thence with said Plumbing Company's Southern boundary line, North 57 degrees 30 minutes East 225 feet to said Plumbing Company's Southeast corner; thence South 32 degrees 30 minutes West 60 feet; thence South 57 degrees 30 minutes West 225 feet; thence North 32 degrees 30 minutes West 60 feet to the beginning.

TOGETHER with an easement for ingress and egress over a strip of land 12 feet wide along the Southern boundary line of the property conveyed to the said L. D. Hornbuckle and wife, by deed from T. E. Howse and wife, of record in Book 2334, page 83, said Register's Office; running from the Easterly margin of the Old Hyde's Ferry Pike, Easterly 175 feet to the Western boundary line of the above described property, more particularly described as follows:

BEGINNING at a point on the Easterly margin of Old Hyde's Ferry Pike at the intersection of the Easterly margin of said Pike and the Northern boundary line of the property conveyed to E. O. Hornbuckle and wife, by deed from Ollie Felts Wright, Trustee, of record in Book 1390, page 604, said Register's Office, also being the intersection of the Easterly margin of said Pike and the Southern boundary line of the property conveyed

to said L. D. Hornbuckle and wife, by deed from T. E. Howse and wife, of record in Book 2334, page 83, said Register's Office; thence with the line between E. O. and L. D. Hornbuckle's property, North 57 degrees 30 minutes East 175 feet; thence North 32 degrees 30 minutes West 12 feet; thence South 57 degrees 30 minutes West 175 feet to the Easterly margin of said Pike; thence with same South 32 degrees 30 minutes East 12 feet to the beginning.

Parcel Three : Map/Parcel 080-08-0-010.00

A Certain Tract or parcel of land in Davidson County, State of Tennessee, Described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1, on the Final Plat of Hornbuckle Subdivision, of record in Plat Book 6050, Page 537, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Parcel Four: Map/Parcel 080-08-0-421.00

A Tract or parcel of land in Davidson County Tennessee, to Wit:

Being Lot No. 2 on the Final plan of Hornbuckle Subdivision, of record in Plat Book 6050, page 537, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete and detailed description, said Lot No. 2 containing approximately .26 acres, more or less.

Parcel One:

Being the same property conveyed to Ronald O. Hornbuckle by Quitclaim Deed from Clifton A. Hornbuckle, Jr. of record in Instrument No. 20180416-0035322 Register's Office for Davidson County, Tennessee, dated April 13, 2018 and recorded on April 16, 2018.

Being the same property conveyed to Ronald O. Hornbuckle by Quitclaim Deed from James B. Whittaker of record in Instrument No. 20190916-0093447 Register's Office for Davidson County, Tennessee, dated September 12, 2019 and recorded on September 16, 2019.

Parcel Two:

Being the same property conveyed to Ronald O. Hornbuckle, married, by Warranty Deed from Clifton Allen Hornbuckle, Sr. and wife, Juanita Hornbuckle, and Mary Louise Paty, unmarried, of record in Book 9898, Page 611, Register's Office for Davidson County, Tennessee, dated December 20, 1995 and recorded on December 27, 1995.

Parcel Three:

Being the same property conveyed to Ronald O. Hornbuckle, married, by Warranty Deed from Clifton Allen Hornbuckle, Sr. and wife, Juanita Hornbuckle, and Mary Louise Paty, unmarried, of record in Book 9898, Page 608, Register's Office for Davidson County, Tennessee, dated December 20, 1995 and recorded on December 27, 1995.

Parcel Four:

Being the same property conveyed to Ronald O. Hornbuckle by Quitclaim Deed from Clifton A. Hornbuckle, Jr., and Lois Cook Trustees of the Testamentary Trust created under the Will of Louise Hornbuckle Paty, and Clifton Allen Hornbuckle, Sr. of record in Instrument No. 20010327-0028984 Register's Office for Davidson County, Tennessee, dated March 08, 2001 and recorded on March 27, 2001.
The herein described property is not now nor ever has been the principal place of residence of the grantor herein.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- Right-of-Way of record in Book 2751, Page 401, in the Register's Office for Davidson County, Tennessee. As to Parcel One.
- Ingress and Egress Easement in deed of record in Book 3030, Page 475, in the Register's Office for Davidson County, Tennessee. As to Parcel One.
- Ingress and Egress Easement of record in Book 3399, Page 339, Book 9515, Page 329 and Book 9898, Page 611, in the Register's Office for Davidson County, Tennessee. As to Parcel Two.
- Subject to all matters shown on the Plan of record in Plat Book 6050, Page 537, Register's Office for Davidson County, Tennessee. As to Parcel Three and Four.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2934, 2936, 2938, and 2940 Hydes Ferry Pike, Nashville, Tennessee 37218**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 7th DAY OF DECEMBER, 2021.

Ronald O. Hornbuckle

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RONALD O. HORNBUCKLE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of December, 2021.

Notary Public
My Commission Expires:
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212