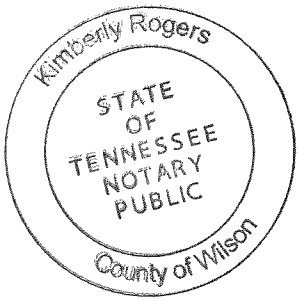
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: ~~03/08/2025~~ 12-3-2024

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Andrew H Horton	Andrew H Horton	044-11-0-161.00
(NAME) 506 Jones Street	(NAME) 506 Jones Street	Karen Johnson Davidson County Batch# 779656 DEEDWARR 12/23/2021 04:08:30 PM 3 pgs Fees: $18.00 Taxes: $1,017.50 20211223-0170168
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Old Hickory, TN 37138	
(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 considerations, the receipt of which is hereby acknowledged, We ***Jessica R. Sullivan Wild and Daniel V. Wild, wife and husband**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Andrew H Horton and Alexia Valente, husband and wife**, hereinafter called the GRANTEES, their assigns, 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. 14, on the PLAN OF SECTION "A", VILLAGE OF OLD HICKORY, of record in Plat Book 1424, Page 68, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to ***Jessica R. Sullivan, unmarried woman** by Warranty Deed dated 7/28/2014 from Larney Sager, an unmarried man of record in Instrument 201408150074205, Register's Office for Davidson County, Tennessee.

***The said Jessica R. Sullivan having since married Daniel V. Wild and is now known as Jessica R. Sullivan Wild. Said Jessica R. Sullivan and Jessica R. Sullivan Wild being one in the same person.**
Daniel V. Wild joins wife Jessica R. Sullivan Wild to convey any marital interest he may have in said property.

All matters as set forth per Plat Book 1424, Page 68, Register's Office for Davidson County, Tennessee. Easements of record in Book 1711, Page 308, said Register's Office. Subject to the rights of tenants in possession of the property, as tenants only, under any unrecorded leases.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 506 Jones Street, Old Hickory, TN 37138

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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.

Effective the 16th day of December, 2021.

Daniel V. Wild

Jessica R. Sullivan Wild

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Daniel V. Wild and Jessica R. Sullivan Wild,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 16th day of December, 2021.

Notary Public:
My Commission Expires: 3.8.2025

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122



202112230170168

$3.00 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on December 16, 2021

Tracey Trumphour
Affiant
Date: December 16, 2021

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 16 day of December, 2021

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY