Karen Johnson Davidson County
Batch# 824530 DEEDWARR
03/18/2022 07:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,979.50
20220318-0031442

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

File No. AT-22-2077

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $535,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of March, 2022

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ashlin Elsbeth Palmer	CARDINAL FINANCIAL CO, LP	
(NAME)	(NAME)	084-11-0-122.00
2307 Dennywood Drive	9530 TORINGDON WAY, STE 101	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	CHARLOTTE, NC 28277	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Horizon Leasing LLC, A Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ashlin Elsbeth Palmer, an unmarried woman,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND 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. 251 on the Plan of Maplecrest of record in Plat Book 1835, Page 27, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David J. Dusylovitch, unmarried by Warranty deed from Elliott Lynn Walters and wife, Rhea C. Walters and Bethel R. Goodwin of record in Book 9108, page 803, Register's Office for Davidson County, Tennessee, dated September 29,1993 and recorded on October 7, 1993. (Value or consideration shown in aforementioned deed $55,000.00.)

Being the same property conveyed to APG Rental, LLC, a Missouri Limited Liability Company by Warranty deed from David J. Dusylovitch, unmarried of record in Instrument No. 20210621-0083069 Register's Office for Davidson County, Tennessee, dated June 18, 2021 and recorded on June 21, 2021.

Being the same property conveyed to Music City Holdings, LLC, a Texas Limited Liability Company by Warranty deed from APG Rental, LLC, a Missouri Limited Liability Company of record in Instrument No. 20211019-0140476 Register's Office for Davidson County, Tennessee, dated October 15, 2021 and recorded on October 19, 2021.

Being the same property conveyed to Horizon Leasing LLC, a Tennessee Limited Liability Company by Warranty deed from Music City Holdings, LLC, a Texas Limited Liability Company of record in Instrument No. 20211101-0145881 Register's Office for Davidson County, Tennessee, dated October 15, 2021 and recorded on November 01, 2021.

Being also known as 2307 Dennywood Drive Nashville, Tennessee 37214.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 heirs and 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 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 this 7th day of March, 2022.

Horizon Leasing LLC, a Tennessee Limited Liability Company

By: _____
Arman Momtazzadeh, Member

By: _____
Armin Motadel, Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Arman Momtazzadeh, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be the Member of Horizon Leasing LLC, the within named bargainor, a limited liability company, and that he/she as such member, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself/herself as Member.

Witness my hand this 7 day of March, 2022

_____
NOTARY PUBLIC

RYAN LUX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-08-2024

My commission expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Armin Motadel, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be the Member of Horizon Leasing LLC, the within named bargainor, a limited liability company, and that he/she as such member, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself/herself as Member.

Witness my hand this 7 day of March, 2022

_____
NOTARY PUBLIC

RYAN LUX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-08-2024

My commission expires: _____

Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or the 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 03/10/2022 ____ (date of document).

Affiant Signature

03/10/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 10 day of March, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025