WARRANTY DEED

Karen Johnson Davidson County
Batch# 830659 DEEDWARR
03/29/2022 02:08:59 PM 2 pgs
Fees: $13.00 Taxes: $1,480.00

20220329-0036354

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-20-2025

J-AR-22-1113

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 02/02/24

(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)
On the Horizon Homes, LLC	**New Owner**	
(NAME)	(NAME)	**082-04-0-066.00**
1001 N 6th St		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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, **LOU ELLA M. BASS, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ON THE HORIZON HOMES, LLC, A NEVADA LIMITED LIABILITY COMPANY,** 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:

Land in Davidson County, Tennessee, being Lot No. 315 and 316 on the Plan of Oakwood Park, of record in Plat Book 421, Page 12, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Clifford Bradford by Warranty Deed from Ronnie Rogers of record in Instrument No. 20001129-0116957, Register's Office for Davidson County, Tennessee, dated November 16, 2000 and recorded on November 29, 2000.

Said Clifford Bradford died on October 25, 2021, leaving Last Will and Testament filed for Probate in Docket No. 21P2412 Chancery Court of Davidson County, Tennessee.
Per the Will he bequeath his home to Lou Ella M. Bass.

This conveyance is subject to:
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1113 N 8th St., Nashville, Tennessee 37207**.

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 25th DAY OF MARCH, 2022.

Lou Ella M. Bass

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LOU ELLA M. BASS, 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 25th of March, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY M. BLAKELY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

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