FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **440,000.00**.
Karen Johnson Davidson County Batch# 834908 **DEEDWARR** 04/05/2022 12:05:46 PM 2 pgs Fees: $13.00 Taxes: $1,628.00 20220405-0039250	Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **03/31/2022** Notary Public MY COMMISSION EXPIRES: 7/9/24 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #22-4387

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
On the Horizon Homes, LLC	Same as above	**083-03-0-338.00** **083-30-0-348.00**
(NAME) **1408 & 1410 Campbell Circle**	(NAME) **1001 N. 6th St.**	
(ADDRESS) **Nashville, TN, 37206**	(ADDRESS) **Nashville, TN 37207**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **W.S. Russell Properties, LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **On the Horizon Homes, LLC, a Nevada Limited Liability Company,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

1408 Campbell Circle:
Land in Davidson County, Tennessee, being Lot No. 4-A, on the Plan of Campbell Acres Resubdivision of Lots 4-8, of record in Plat Book 5800, page 279, amended in Book 6199, page 445 and Book 6250, page 155, Register's Office for said County, to which plan reference is hereby made for more complete description.

1410 Campbell Circle:
Land in Davidson County, Tennessee, being Lot No. 4-B, on the Plan of Campbell Acres Resubdivision of Lots 4-8, of record in Plat Book 5800, page 279, amended in Book 6199, page 445 and Book 6250, page 155, said Register's Office to which plan reference is hereby made for more complete description.

Being the same property conveyed to W. S. Russell Properties, LLC by Deed dated October 23, 2017 from William S. Russell, a married man, recorded December 22, 2017, in Instrument Number 20171222-0130586 and Instrument Number 20171222-0130583, in the Register's Office of Davidson County, Tennessee.

Return to:
[illegible] and Escrow, LLC
[illegible] 21st Avenue South
[illegible], TN 37212
W-WRES-22-4387

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **1408 & 1410 Campbell Circle, Nashville, TN 37206**
(House Number) (Street) (City, State) (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 GRANTEE(S), his/her/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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **31st** day of **March, 2022.**

W.S. Russell Properties, LLC

Steven Russell, Member

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Steven Russell, whom I am personally acquainted and who upon his oath acknowledged himself to be the Member and he being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of the W.S. Russell Properties, LLC.

WITNESS my hand and official seal this 31 day of March, 2022.

NOTARY

MY COMMISSION EXPIRES: 1/28/26

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY