This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 858420 DEEDWARR
05/19/2022 08:40:30 AM 3 pgs
Fees: $18.00 Taxes: $4,295.70
20220519-0057821

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 03/22/2026

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $1,161,000.00.

Jennifer Pennell
Affiant

Subscribed and sworn before me this the 11 day of May, 2022.

Katherene Warren
Notary Public
My commission expires: 3/22/26

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Farmer Inv. Services Trust and Pursuit Happiness Inv. Svcs Trust 6517 Windy Hill Ct Brentwood, TN 37027	New Owner	172-13-0B-010.00-CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MICHAEL K. HORVATH AND PATRICIA J. HORVATH, TRUSTEES OF THE MICHAEL K. HORVATH AND PATRICIA J. HORVATH LIVING TRUST DATED JULY 15, 2019, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to FARMER INV. SERVICES TRUST PURSUIT HAPPINESS INV. SVCS TRUST AND PURSUIT HAPPINESS INV. SVCS TRUST, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Windyhill, of record in Plat at Instrument No. 20000523-0051445, 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 Michael K. Horvath and Patricia J. Horvath, Trustee of the Michael K. Horvath and Patricia J. Horvath Living Trust dated July 15, 2019 and any amendments thereto by Quitclaim Deed dated 07/15/2019, from Michael K. Horvath and Patricia J. Horvath, husband and wife, of record in Instrument No. 20190829-0087129, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Michael K. Horvath and Patricia J. Horvath, husband and wife, by Warranty Deed dated 08/30/2017, from Vincent Enzo DeVincenzo, unmarried, of record in Instrument No. 20170905-0090757, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 6517 Windy Hill Ct, Brentwood, TN 37027.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

MH
PH

Witness my hand this the 11th day of May, 2022.

Michael K. Horvath and Patricia J. Horvath Living Trust dated ~~July 15~~, 2019

BY: Michael K. Horvath Trustee
Michael K. Horvath, Trustee

BY: Patricia J. Horvath trustee
Patricia J. Horvath, Trustee

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Michael K. Horvath, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon Her oath acknowledged herself to be the TRUSTEE of the within named bargainor, Michael K. Horvath and Patricia J. Horvath Living Trust dated July 15, 2019, and that she, as such TRUSTEE, executed the foregoing instrument for the purposes therein contained by signing the name of the Michael K. Horvath and Patricia J. Horvath Living Trust dated July 15, 2019 by the said Michael K. Horvath as such TRUSTEE.

Witness my hand and official seal this 11 day of May, 2022.

My commission expires:

12/30/24

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Patricia J. Horvath, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon Her oath acknowledged herself to be the TRUSTEE of the within named bargainor, Michael K. Horvath and Patricia J. Horvath Living Trust dated July 15, 2019, and that she, as such TRUSTEE, executed the foregoing instrument for the purposes therein contained by signing the name of the Michael K. Horvath and Patricia J. Horvath Living Trust dated July 15, 2019 by the said Patricia J. Horvath as such TRUSTEE.

Witness my hand and official seal this 11 day of May, 2022.

My commission expires:

12/30/24

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 5/11/22 (date of document).

Jennifer L. Pennell

5/12/22

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 12 day of May, 2022.

Katherine Warren

Notary's Signature

My Commission Expires: 3/22/26

Notary's Seal

