Karen Johnson Davidson County
Batch# 859250 DEEDWARR
05/19/2022 03:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,683.50
20220519-0058313

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $455,000.00.

Affiant

Subscribed and sworn to before me this 12th day of May, 2022.

Carmen Coats
Notary Public
My Commission Expires:

2022-211

Address of New Owner:	Send Tax Bills to:	Tax Information:
Taylor Carl Horneman & Karan Sharma Horneman	LEGACY HOME LOANS	
109 Hickerson Street	1036 STEARMAN DR #6	044-01-0A-002-00
Nashville, TN, 37138	WHITEHOUSE, TN 37188	

WARRANTY DEED

For and in 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, we

Greg Rodgers and Alicia Rodgers, husband and wife,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Taylor Carl Horneman and Karan Sharma Horneman, a married couple,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee being Unit B an the Plan of Homes at 107 and 109 Hickerson Street, a Horizontal Property Regime with Private Elements having been established by the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20171024-0109069, Register's Office for said Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed by Warranty Deed from Cobalt Ventures, LLC to Greg Rodgers and Alicia Rodgers, husband and wife, recorded September 13, 2018, as Instrument No. 20180913-0090778 in Davidson County, Tennessee Register of Deeds.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **109 Hickerson Street, Nashville, TN 37138.**

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 our hands this 12th day of May, 2022.

Greg Rodgers

Alicia Rodgers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Greg Rodgers and Alicia Rodgers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of May, 2022.

RYAN J. ALSPAUGH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public – Ryan J. Alspaugh
My Commission Expires: 09/20/2025

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 05/13/2022 ____ (date of document).

Affiant Signature

05/13/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 13 day of May, 2022.

Notary's Signature

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

MY COMMISSION EXPIRES: 5-5-2025