Karen Johnson Davidson County
Batch# 866264 DEEDWARR
06/02/2022 10:34:30 AM 4 pgs
Fees: $23.00 Taxes: $1,324.60
20220602-0063630

WARRANTY DEED

ELISSA SCHMIDT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $358,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27th DAY OF May, 2022.

Notary Public

MY COMMISSION EXPIRES: 9/8/2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Horizon Leasing LLC	New Owner	
(NAME) 325 Yorkshire Cir.	(NAME) 325 Yorkshire Cir.	05815005200
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37211	
(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, **Clarence E. Kilcrease Jr. and Dwaynia Kilcrease Grant** , HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Horizon Leasing LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot NO. 14 on the Plan of Gold Key Estates, Section 1, as of record in Book 4175, Page 17, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the northerly margin of Kings Lane, common front corners of Lots 14 and 15; thence with the line between said Lots Northwardly 292.0 feet to a point; thence South 80° 20' West 155.0 feet to a monument in the easterly margin of an unnamed road; thence with a margin of same, southwardly 267.0 feet to a monument at the beginning of a curve to the left having a radius of 25 feet; thence around said curve, southeastwardly 39.27 feet to a monument in the northerly margin of Kings Lane; thence with said margin of said Lane; thence with said margin of said Lane, eastwardly 130.0 feet to the point of BEGINNING.

Being the same property conveyed to Clarence E. Kilcrease, Jr. and Dwaynia Kilcrease Grant, by virtue of that certain Quit Claim Deed dated October 16, 2019, and being of record at Instrument No. 20191021-0107402 and Affidavit at Instrument No. 20200421-0041423 in the Register's Office of Davidson County, Tennessee. * Grantors warrant that this property is not their primary residence, and that said property has been used for investment purposes only.

Being the same property previously conveyed to Clarence E. Kilcrease, an unmarried man by virtue of Quit Claim Deed dated December 30, 1899 at Instrument No. 20161227-0135581 in the said Register's Office.

Being the same property previously conveyed to Clarence E. Kilcrease and wife, Patricia Ann Starks Kilcrease by virtue of Deed dated April 30, 1975 at Book 4909, Page 568 in the said Register's Office. Patricia Ann Starks Kilcrease having pre-deceased Clarence E. Kilcrease on or about June 30, 2014.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded in the Register's Office in Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x unimproved property, known as 3912 Kings Ln Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 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

Witness my hand this 25th day of May, 2022.

Dwaynia Kilcrease Grant

Dwaynia Kilcrease Grant

STATE OF VIRGINIA
COUNTY OF Isle of Wight

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Dwaynia Kilcrease Grant**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 25th day of May, 2022.

Brenda Davette Bellamy

Notary Public

My Commission Expires: 7.31.2024

BRENDA DAVETTE BELLAMY
Notary Public
Commonwealth of Virginia
Registration No. 7510069
My Commission Expires Jul 31, 2024

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 hand this 26th day of May, 2022.

Clarence E. Kilcrease Jr.

STATE OF GEORGIA
COUNTY OF DeKalb

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Clarence E. Kilcrease Jr.**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 26th day of May, 2022.

Notary Public

My Commission Expires: October 25 2024

APRIL DABNEY ROE
NOTARY PUBLIC
FULTON COUNTY
GEORGIA
EXPIRES
OCTOBER 25, 2024

Certificate of Authenticity

I, Holly A. Mason, 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 5/26/22.

Affiant Signature

5/26/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 26 day of **May** , 2022.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022