Karen Johnson Davidson County
Batch# 902803 DEEDWARR
08/12/2022 10:13:40 AM 2 pgs
Fees: $13.00 Taxes: $2,553.00
20220812-0091710

WARRANTY DEED

SEZEN YILMAZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

Prepared by:
Record and Return to:
Chapman and Rosenthal Title
10 Burton Hills Blvd., Suite 108
File No. AT-22-2960 Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $690,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of August, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DEPUTY REGISTER AND EXACT COPY OF THE ORIGINAL INSTRUMENT EXECUTED IN CONNECTION WITH THIS TRANSACTION BY: CHAPMAN AND ROSENTHAL TITLE, INC

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George Edward Seay, IV and Reagan Seay	New Owner	
(NAME)	(NAME)	
4114 Saunders Avenue		061-10-0-136.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, I/we, **Horizon Leasing LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **George Edward Seay, IV and Reagan Seay, husband and wife**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 32 on the plan of Maplewood Heights Subdivision, as shown on plat of record in Book 547, page (s) 77 and 78 Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

Said Lot No. 32 Front 100 feet on the East side of Saunder Avenue, and runs back between parallel lines 300 feet to the West right-of way line of the L & N Railroad.

Being the same property conveyed to Mary S. Carr and husband, Majel L. Carr, Jr. by Warranty deed from Charlie M. Fuqua and wife, Stella Marrie Fuqua of record in Book 10373, page 364, Register's Office for Davidson County, Tennessee, dated March 05, 1997 and recorded on March 07, 1997. Mary S. Carr having since died on November 5, 2012.

Said Mary S. Carr became deceased on November 5, 2012, vesting Majel L. Carr, Jr. as surviving tenant.

Being the same property conveyed to Majel L. Carr, Jr., Trustee and Debora Shoulders Carr, Trustee of the Majel and Debora Carr Revocable Living Trust by Warranty deed from Majel L. Carr, Jr. of record in Instrument No. 20180328-0029117 Register's Office for Davidson County, Tennessee, dated March 07, 2018 and recorded on March 28, 2018.

Being the same property conveyed to Music City Holdings, LLC, a Texas limited liability company by Warranty deed from Majel L. Carr, Jr., Trustee and Debora Shoulders Carr, Trustee of the Majel and Debora Carr Revocable Living Trust of record in Instrument No. 20211230-0171683 Register's Office for Davidson County, Tennessee, dated December 28, 2021 and recorded on December 30, 2021.

Being the same property conveyed to Horizon Leasing LLC a Tennessee Limited Liability Company by Warranty deed from Music City Holdings, LLC, a Texas limited liability company of record in Instrument No. 20220118-0006455 Register's Office for Davidson County, Tennessee, dated December 28, 2021 and recorded on January 18, 2022.

This is property more commonly known as 4114 Saunders Avenue, Nashville, TN 37216.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 11th day of August, 2022.

Horizon Leasing LLC, a Tennessee Limited Liability Company

By: _____
Arman Momtazzadeh, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Arman Momtazzadeh, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be the Member of Horizon Leasing LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he/she as such Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself/herself as Member

Witness my/our hand this 11th day of August, 2022.

_____
Notary Signature

My commission expires: 8-16

