This instrument prepared by and after recording, return to:
Marjorie Kaup Haines, Esq., BPR#026345
Kay B. Housch PC
222 2nd Ave. North, Suite 310
Nashville TN 37201

File #2022-020

Karen Johnson Davidson County
Batch# 909605 DEEDWARR
08/30/2022 09:06:30 AM 4 pgs
Fees: $23.00 Taxes: $2,220.00
20220830-0097621

WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) D & D Properties Nashville, LLC	(NAME) Same as new Owner	Map & Parcel 10900020100
(STREET ADDRESS) 8778 Poplar Creek Road	(STREET ADDRESS)	
(CITY) (STATE) (ZIP) Nashville TN 37221-3214	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **John E. Horn and wife, Betty M. Horn,** Grantors, have this day bargained and sold, and does hereby transfer and convey unto the said, **D & D Properties Nashville, LLC, a Tennessee limited liability company,** Grantee, certain real estate in Davidson County, Tennessee, described as follows:

See attached Exhibit "A" for Legal Description

.Being the same property conveyed to John E. Horn and wife, Betty M. Horn by deed of record in Instrument #20011204-0132779, Register's Office, Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is **$600,000.00.**

KAY B. HOUSCH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Subscribed and sworn to before me this the 24, day of August, 2022..

Affiant

My commission expires: 7/7/25

Notary Public

This is improved property known as 12207 Old Hickory Blvd., Hermitage TN 37076

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 24th day of August, 2022.

John E. Horn

Betty M. Horn

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN E. HORN and wife, BETTY M. HORN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of August, 2022.

Notary Public
My commission expires: 7/7/2025

KAY B. HOUSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

ENCUMBRANCES:

1. 2022 and subsequent years real property taxes are a lien, but not yet due and payable.

[illegible]

EXHIBIT "A"
Property Description

Land in Davidson County, Tennessee, being a 5.01 acre, more or less, tract of land lying in the 2nd Civil District of Davidson County, Tennessee, said tract further described as being a portion of the property conveyed in Book 4957, Page 957, Register's Office for Davidson County, Tennessee.

Beginning at a point lying on the easterly margin of Old Hickory Boulevard; said point further described as lying S 2423.41 feet from the southerly margin of Stewart's Ferry Pike; thence leaving said eastery margin N 85 degrees 40' 03" E a distance of 833.74 feet to a point lying on the westerly property line of the Lether Stewart property as of record in Book 3677, Page 423, Register's Office of Davidson County, Tennessee; thence running with said Stewart property line S 9 deg. 11' 26" W a distance of 130.67 feet to a point described as the SW corner of the said Lether Stewart property, and said point further described as the NW corner of the United States Government property S 10 deg. 27' 18" W a distance of 150.95 feet to a point; thence leaving said United States Government property line and running S 85 degrees 40' 03" W a distance of 764.66 feet to a point lying on the easterly margin of Old Hickory Boulevard; thence running with said easterly margin of Old Hickory Boulevard N 4 degrees 19' 57" W a distance of 273 feet to the point of beginning.

TRUE COPY CERTIFICATION

I, Kay B. Housch, 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:

August 24th, 2022

Kay B. Housch

Kay B. Housch

Date: August 24th, 2022

State of Tennessee)

County of Davidson)

Sworn to and subscribed before me this 24th day of August, 2022

Marjorie A. Haines, Notary Public
My commission expires: 10/02/2022

