Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: LR-HH-227607

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

Karen Johnson Davidson County
Batch# 915858 DEEDWARR
09/13/2022 10:28:08 AM 3 pgs
Fees: $18.00 Taxes: $1,524.40
20220913-0102075

WARRANTY DEED

Name and Address of New Owner:	Send Tax Bills To:	Map & Parcel No:
On the Horizon Homes, LLC PO Box 27740 Las Vegas, NV 89126	**Same as Owner**	072-14-0-279.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Michael Pritchett, unmarried, Dwight Pritchett, unmarried, Tammy Pritchett, unmarried, and Angela Pritchett, unmarried** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **On the Horizon Homes, LLC, a Nevada Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

The real property located in Davidson County, Tennessee, to wit:

Being Lot No. 1 of the Map of George A. Pickup's Unrecorded Subdivision of part of lot No. 1, of the Old Cahal Property, as of record in book 57, page 150, Register's Office for said County, described as follows:

Beginning at the Southeast corner of Northview and Emmerson Avenue; thence with the Easterly margin of Northview Avenue, Southwardly 68 feet to the Northwest corner of lot No. 2; thence with the line between lots Nos. 1 and 2, Eastwardly 141 feet to a point in the Westerly line of lot No. 5; thence with the line between lots Nos. 1 and 5, Northwardly 68 feet to the Southerly margin of Emmerson Avenue; thence with the same, Westwardly 141 feet to the beginning.

Being the same property conveyed to Freddie Pritchett and wife, Rosalie Pritchett by Installment deed from Glendel D. Knight and wife, Opal A. Knight of record in Book 4230, page 485, Register's Office for Davidson County, Tennessee, dated April 24, 1968 and recorded on April 26, 1968.

Said Freddie Pritchett having since died leaving Rosalie Pritchett as surviving tenant by the entirety.

Said Rosalie Pritchett became deceased on January 22, 2021, her estate being administered through Probate Court, Seventh Circuit Court of Davidson County, Tennessee, Docket No. 21P1391. Last Will and Testament of Rosalie Gray Pritchett, Michael Lynn Pritchett is named Executor of the Estate of Rosalie Gray Pritchett, deceased.

Being the same property conveyed to Michael Pritchett, Dwight Pritchett, Tammy Pritchett and Angela Pritchett by Executor's deed from Michael Pritchett, Executor of the Estate of Rosalie Gray Pritchett of record in Instrument No. 20220502-0050735 Register's Office for Davidson County, Tennessee, dated May 02, 2022 and recorded on May 02, 2022.

(For informational purposes only)
Being known as: 1607 Northview Avenue, Madison, TN 37216

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 6th day of September, 2022.

Michael Pritchett (SEAL)
Michael Pritchett

Dwight Pritchett (SEAL)
Dwight Pritchett

Tammy Pritchett (SEAL)
Tammy Pritchett

Angela Pritchett (SEAL)
Angela Pritchett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of September, 2022, before me personally appeared Michael Pritchett, Dwight Pritchett, Tammy Pritchett and Angela Pritchett, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 6th day of September, 2022.

Notary Signature
My commission expires: 1/11/2026

KENDRA D. TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires Jan. 11, 2026

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $412,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
6th day of September, 2022.

Notary Public
My commission expires:
File No. 2022-1181

LAUREN REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-20-2025