Karen Johnson Davidson County
Batch# 931628 DEEDWARR
10/19/2022 12:02:30 PM 3 pgs
Fees: $18.00 Taxes: $4,847.00
20221019-0114065

WARRANTY DEED

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

File No. AT-22-3415

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of October, 2022

Notary Public

MY COMMISSION EXPIRES: 7/6/2026
(AFFIX SEAL)

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
Kathleen Sullivan Wo and Ronald C. Wo, Trustees of Kathleen W.A. Sullivan Irrevocable Trust dated September 3, 1975, a Memorandum whereof dated December 29, 1978	NEW OWNER	
(NAME) 923C Gale Lane	(NAME) 1892 JUDD HILLSIDE ROAD	118-06-0L-002.00-CO
(ADDRESS) Nashville, TN 37204	(ADDRESS) HONOLULU HI 96822	
(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, **William A. Horn FKA as Rebecca A. Horn, married, Joined by Spouse, Anna E. Press**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kathleen Sullivan Wo and Ronald C. Wo, Trustees of Kathleen W.A. Sullivan Irrevocable Trust dated September 3, 1975, a Memorandum whereof dated December 29, 1978**, 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:

Land in Davidson County, Tennessee, being Unit 1B on the Plan of 923 Gale Lane Townhomes, as shown on Exhibit B of The Declaration of Covenants Conditions and Restrictions of the 923 Gale Lane Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20140512-0040658, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Rebecca A. Horn, a single person by Warranty deed from Province Builders, LLC, a Tennessee limited liability company of record in Instrument No. 20150911-0092188 Register's Office for Davidson County, Tennessee, dated September 04, 2015 and recorded on September 11, 2015.

The said Rebecca A. Horn being now known as William A. Horn.

This is property more commonly known as 923C Gale Lane, Nashville, TN 37204.

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 17th day of October, 2022.

William A. Horn by Ryan Lux as
Attorney In Fact

Anna E. Press by Ryan Lux as Attorney
In Fact

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 Ryan Lux, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he is Power of Attorney for William A. Horn, and that this instrument was executed on behalf of the said William A. Horn for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. __202210190114063___, in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 17th day of October, 2022.

Notary Signature
My commission expires: 7/12/2024



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 Ryan Lux, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he is Power of Attorney for Anna E. Press, and that this instrument was executed on behalf of the said Anna E. Press for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. 202210190114064, in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 17th day of October, 2022.

Notary Signature
My commission expires: 7/12/2026



Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Allison Taylor, 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 **October 17, 2022**.

Date

Affiant Signature

October 19, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **19** day of **October**, 20**22**.

Notary's Signature

My Commission Expires: 1/3/23

Date

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Seal (if on paper)