Karen Johnson Davidson County
Batch# 979081 DEEDWARR
03/09/2023 03:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20230309-0017195

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00.

Affiant

JOHN W. BISHOP STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: 8-20-2025

(AFFIX SEAL)

W-VRE-23-1410

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Daniel Rabovsky and Maryann Rabovsky Sarah Judith Rabovsky	New Owner	
(NAME)	(NAME)	**083-03-0-348.00**
1410 Campbell Cir		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ON THE HORIZON HOMES, LLC, A NEVADA LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SARAH JUDITH RABOVSKY, SINGLE AND DANIEL RABOVSKY AND WIFE, MARYANN RABOVSKY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 4-B, on the Plan of Campbell Acres Resubdivision of Lots 4-8, of record in Plat Book 5800, Page 279, amended in Book 6199, Page 445 and Book 6250, Page 155, Register's Office for said County, to which Plan reference is hereby made for more complete description.

Being a portion of the same property conveyed to On the Horizon Homes LLC, a Nevada Limited Liability Company by Warranty Deed from W.S. Russell Properties, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20220405-0039250 Register's Office for Davidson County, Tennessee, dated March 31, 2022 and recorded on April 05, 2022.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years.
- All matters shown on the Plan of record in Plat Book 5800, Page 279, amended in Book 6199, Page 445, Book 6250, page 321, and Plat Book 6250, Page 190, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6298, Page 887 , in the Register's Office for Davidson County, Tennessee.
- Subject to Sewer Easement in Book 3530, page 204, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1410 Campbell Cir, Nashville, Tennessee 37206**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 7th DAY OF MARCH, 2023.

On the Horizon Homes, LLC

BY: David Morgan, Manager
David Morgan
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID MORGAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of ON THE HORIZON HOMES, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 7th of March, 2023.

Notary Public
My Commission Expires: 11-3-25
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, **Pam Autry,** 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 this the 7th day of March, 2023.

Affiant Signature
Date 03/07/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 7th day of March, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON