Karen Johnson Davidson County
Batch# 1006305 DEEDWARR
05/23/2023 08:12:30 AM 3 pgs
Fees: $18.00 Taxes: $2,146.00
20230523-0038594

WARRANTY DEED

KIM PHILLIPS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

File No. AT-23-4197

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $580,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of May, 2023

Notary Public

MY COMMISSION EXPIRES: 1-19-2025
(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
Bailey Heidhues and Anna Huckaby	New Owner	
(NAME)	(NAME)	058-15-0052.00
3912 Kings Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(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 **Bailey Heidhues, an umarried woman, and Anna Huckaby, a single woman, as joint tenants with right of survivorship**, 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:

Being Lot No. 14 on the Plan of Gold Key Estates, Section 1, as of record in Book 4175, Page 17, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the northerly margin of Kings Lane, common front corners of Lots 14 and 15; thence with the line between said Lots Northwardly 292.0 feet to a point; thence South 80° 20' West 155.0 feet to a monument in the easterly margin of an unnamed road; thence with a margin of same, southwardly 267.0 feet to a monument at the beginning of a curve to the left having a radius of 25 feet; thence around said curve, southeastwardly 39.27 feet to a monument in the northerly margin of Kings Lane; thence with said margin of said Lane; thence with said margin of said Lane, eastwardly 130.0 feet to the point of BEGINNING.

Being the same property conveyed to Horizon Leasing LLC, a Tennessee Limited Liability Company by Warranty deed from Clarence E. Kilcrease Jr. and Dwaynia Kilcrease Grant of record in Instrument No. 20220602-0063630 Register's Office for Davidson County, Tennessee, dated May 25, 2022 and recorded on June 02, 2022.

This is property more commonly known as 3912 Kings Lane, Nashville, TN 37218.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 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 16th day of May, 2023.

Horizon Leasing LLC, a Tennessee Limited Liability Company

By: _____
Arman Momtazzadeh, Member

By: _____
Armin Motadel, 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, the within named bargainor, a Tennessee limited liability company, 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 16th day of May, 2023.

_____
Notary Signature

Printed Name: Ryan Lux

My commission expires: 1-8-24

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Armin Motadel, 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, the within named bargainor, a Tennessee limited liability company, 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 16th day of May, 2023.

_____
Notary Signature

Printed Name: Ryan Lux

My commission expires: 1-8-24

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

Certificate of Authenticity

I, Joshua A. Terry, 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 5/16/23.

Affiant Signature – Joshua A. Terry

5/16/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/16/23.

Notary Public

My Commission Expires: 9/28/26

OLIVIA MORTENSEN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
September 28, 2026
COUNTY OF WILLIAMSON