Karen Johnson Davidson County
Batch# 1014283 DEEDWARR
06/12/2023 03:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20230612-0044752

WARRANTY DEED

W-VRE-23-1408

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF JUNE, 2023.

Notary Public

MY COMMISSION EXPIRES: 3/3/2026
(AFFIX SEAL)

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)
Caroline Renae Olson	**United Wholesale Mortgage, LLC**	
(NAME)	(NAME)	
1408 Campbell Cir	**585 South Blvd East**	**083-03-0-338.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Pontiac, MI, 48341**	
(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 **CAROLINE RENAE OLSON, AN UNMARRIED WOMAN,** 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-A, 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, Plat Book 6250, Page 155, 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: **1408 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 9th DAY OF JUNE, 2023.

On the Horizon Homes, LLC

BY: David Morgan, Manager
David Morgan
Manager

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 MANAGER of ON THE HORIZON HOMES, LLC the within named bargainor, a limited liability company, and that he/she as such MANAGER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 9th of June, 2023.

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

JOHN GLEAVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 June 12, 2023 (date of document).

Affiant Signature

June 12, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 12th day of June, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023