Karen Johnson Davidson County
Batch# 1021702 DEEDWARR
06/30/2023 02 45 36 PM 2 pgs
Fees: $13 00 Taxes $3,792 50
20230630-0050311

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,025,000.00.

Affiant

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

Subscribed and sworn to before me this 27th day of June, 2023.

Notary Public
My Commission Expires

2023-245

Address of New Owner:	Send Tax Bills to:	Tax Information:
On The Horizon Homes, LLC	On The Horizon Homes, LLC	083-05-0-366.00
5413 Michigan Ave.	5413 Michigan Ave	and
Nashville, TN 37209	Nashville, TN 37209	083-05-0-365.00

WARRANTY DEED

For and in 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, we **Jeanne Kathleen Shackelford, Roger Mitchell Voss, and Roy Alan Voss**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **On The Horizon Homes, LLC, A Nevada Limited Liability Company**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Parcel 1 (1412 Franklin Ave):
Land in Davidson County, Tennessee, being the westerly 60 feet of the northerly 240 feet of Block 2 in T. P. Weakley's Subdivision, of record in Book 421, Page 50, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete and accurate description.

Being the same property conveyed to Jeanne Kathleen Shackelford, Roger Mitchell Voss and Roy Alan Voss by Executor's Quitclaim Deed from Thomas W. Shackelford, Executor of the Estate of Marjorie Batson Voss, deceased of record in Instrument No. 20220726-0085437 Register's Office for Davidson County, Tennessee, dated July 18, 2022 and recorded on July 26, 2022.

Parcel 2 (1414 Franklin Ave):
A tract or parcel of land lying in Davidson County, Tennessee, being the easterly 50 feet of the westerly 100 feet of the northerly 240 feet of Block 2 in T. P Weakley's Subdivision as of record in Book 421, Page 50, Register's Office for said County.

Being the same property conveyed to Jeanne Kathleen Shackelford, Roger Mitchell Voss and Roy Alan Voss by Executor's Quitclaim Deed from Thomas W. Shackelford, Executor of the Estate of Marjorie Batson Voss, deceased of record in Instrument No. 20220726-0085437 Register's Office for Davidson County, Tennessee, dated July 18, 2022 and recorded on July 26, 2022

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **1412 and 1414 Franklin Avenue, Nashville, TN 37206.**

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: LR-RE-23-1412-1414

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 our hands this 27th day of June, 2023.

Jeanne Kathleen Shackelford
Jeanne Kathleen Shackelford

Roger Mitchell Voss by Thomas W. Shackelford, AIF
Roger Mitchell Voss, by Thomas W. Shackelford, Attorney in Fact

Roy Alan Voss by Thomas W. Shackelford, AIF
Roy Alan Voss, by Thomas W Shackelford, Attorney in Fact

STATE OF FLORIDA
COUNTY OF Walton

Personally appeared before me, the undersigned, a notary public, in and for said county and state, the within named Jeanne Kathleen Shackelford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Santa Rosa Beach, Florida, this 27th, day of June, 2023

LAUREN M. GASCA
Notary Public, State Of Florida
Commission No. HH 363478
My Commission Expires: 2/16/2027

Notary Public at Large
My Commission Expires: 2/16/27

STATE OF FLORIDA
COUNTY OF Walton

Personally appeared before me, the undersigned, a notary public, in and for said county and state, the within named Thomas W. Shackelford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Roger Mitchell Voss and Roy Alan Voss and that he is authorized by Roger Mitchell Voss and Roy Alan Voss to execute this instrument on their behalf.

Witness my hand and official seal at Santa Rosa Beach, Florida, this 27th day of June, 2023.

LAUREN M. GASCA
Notary Public, State Of Florida
Commission No. HH 363478
My Commission Expires: 2/16/2027

Notary Public at Large
My Commission Expires: 2/16/2027

This instrument is being recorded simultaneously with the powers of attorney of record in Instrument No. 20230630-0050309 and Instrument No. 20230630-0050310, Register's Office for Davidson County, Tennessee