WARRAN TY DEED

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF OCTOBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 01-04-27
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
On the Horizon Homes LLC	Same as new owner	Parcel ID: 071 160 257.00 and
(NAME)	(NAME)	
2357 W. Silver Tree Rd		
(ADDRESS)	(ADDRESS)	
Claremont, CA 91711		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Michelle Gordon and Victoria G. Findlay and Buford Gordon, Jr. and Melanie Smith and Rolanda Davis and Andrea Davis and LaKita Douglas and Bently Gordon, Jr. and Brandy Levingston-Gordon and Jaelynn Brown and Joseph Brown and Ricardo Brown and Christopher Brown, Jr. and Jeremiah Brown and Monica L. Furze, heirs of Catherine Drucilla Gordon, deceased,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **On the Horizon Homes LLC,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A Nevada Limited Liability Company

See "Exhibit A" attached.

Karen Johnson Davidson County
Batch# 1071790 DEEDWARR
11/14/2023 02:33:37 PM 13 pgs
Fees: $68.00 Taxes: $1,110.00

20231114-0088826

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: LR-AR-23-1216

The said Catherine Drucilla Gordon, widowed died on June 13, 2003 with her interest of said property being divided among the heirs as set out in Affidavits of Heirships, simultaneously recorded herewith of record in Record Book *_____, Page _____, Book **_____, Page _____, Book ***_____, Page _____, Book ****_____, Page _____, Book *****_____, Page _____, and Record Book ******_____, Page _____, said Register's Office.

* 20231114-0088820 ** 20231114-0088821 *** 20231114-0088822 **** 20231114-0088823

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations. ***** 20231114-0088824

unimproved ☐ ****** 20231114-0088825

This is improved ☒ property, known as 1216 N 8th St., Nashville, TN 37207

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 9th day of OCTOBER, 2023

Buford Gordon Jr.

Michelle Gordon

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Michelle Gordon and Buford Gordon, Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9 day of October, 2023.

Notary Public

My Commission Expires: 3-2-27

(SEAL)

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

Ricardo Brown

Ricardo Brown

Melanie Smith

Melanie Smith

LaKita Douglas

LaKita Douglas

Rolanda Davis

Rolanda Davis

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Melanie Smith and Rolanda Davis and LaKita Douglas and Ricardo Brown, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10 day of October, 2023.

Notary Public

My Commission Expires: 09/08/24

(SEAL)

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Christopher Brown, Jr. by Teaqulia Leslie

STATE OF Tennessee
COUNTY OF Bedford

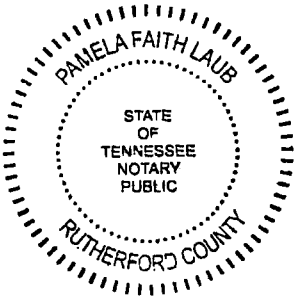
Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Teaqulia Leslie, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Christopher Brown, Jr., as Guardian Ad Litem, and acknowledged that she executed the same as the free act and deed of Christopher Brown, Jr., for the purposes therein contained.

Witness my hand and official seal, this the 18th day of October, 2023.

Notary Public

My Commission Expires: 3-15-25

(SEAL)



Jasmine Perkins
Jeremiah Brown by Jasmine Perkin

STATE OF Tennessee
COUNTY OF Bedford

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Jasmine Perkin, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jeremiah Brown, as Guardian Ad Litem, and acknowledged that she executed the same as the free act and deed of Jeremiah Brown, for the purposes therein contained.

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

Notary Public

My Commission Expires: 3-15-25

(SEAL)

PAMELA FAITH LAUB
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Victoria G. Findlay
Victoria G. Findlay

STATE OF MASSACHUSETTS

COUNTY OF MIDDLESEX

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Victoria G. Findlay, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 2.19.2027

(SEAL)

KATIE BECKLES
NOTARY PUBLIC
Commonwealth of Massachusetts
My Commission Expires on
February 19, 2027

Andrea Davis

STATE OF MISSOURI

COUNTY OF ST. LOUIS

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Andrea Davis, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

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

Notary Public Kimberly Denise St Clair

My Commission Expires: 8-18-2027

(SEAL)

KIMBERLY DENISE ST. CLAIR
Notary Public - Notary Seal
STATE OF MISSOURI
Commissioned for St. Louis County
My Commission Expires 8/18/2027
Commission # 19256477

BGJ ~~Bentley~~ Gordon, Jr.
Bently

STATE OF Michigan

COUNTY OF Wayne

Bently

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State ~~Bentley~~ Gordon, Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

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

11/14/25
Notary Public Michigan

My Commission Expires: 11/14/25

(SEAL)

DARRIN BROOKS
Notary Public, State of Michigan
County of Macomb
My Commission Expires 11-14-2025
Acting in the County of Wayne

Brandy Levingston-Gordon

STATE OF Michigan

COUNTY OF Wayne

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Brandy Levingston-Gordon, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th day of October, 2023.

Notary Public Karren Bristle

My Commission Expires: 4-18-2027

(SEAL)

KARREN BRISTLE
Notary Public - State of Michigan
County of Oakland
My Commission Expires Apr 18, 2027
Acting in the County of Wayne

Jaelynn Brown

Jaelynn Brown

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Jaelynn Brown, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness ~~my hand and official seal,~~ this the 10 day of October, 2023.

Notary Public

My Commission Expires: 09/02/24

(SEAL)

ANN STATHOS DONNELL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Joseph Brown

STATE OF TN

COUNTY OF Knox

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Joseph Brown, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9 day of October, 2023.

Notary Public

My Commission Expires: 4-7-23

(SEAL)



Monica L. Furze

STATE OF

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Monica L. Furze, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9 day of October, 2023.

ARYZANDY TEPALE MANI
Notary Public, State of Connecticut
My Commission Expires 05/31/2027

Notary Public

My Commission Expires: 05/31/2027.

(SEAL)



EXHIBIT A

Land in Davidson County, Tennessee, being Lots Nos. 266 and 267 on the Map of Oakwood Park, as of record in Book 421, page 12, Register's Office for said County.

Said Lots Nos. 266 and 267 front together 60 feet on the westerly side of North 8th Street and run back between parallel lines 165 feet to an alley.

Being the same property conveyed to Buford Gordon and wife, Catherine Drucilla Gordon from Ewing O. Harper, Jr. and wife, Lillian G. Harper by Warranty Deed, dated September 25, 1964 and recorded September 30, 1964 in Book 3817, Page 221, in the Register's Office for Davidson County, Tennessee.

Christopher Brown, Jr. and Jeremia Brown both being minor children join in this conveyance through their duly appointed Guardians. See order of guardianship order of record in Book _____, Page _____, Book _____, Page _____, ."

The Said Buford Gordon Died on September 24, 1989 leaving Catherine Drucilla Gordon as surviving spouse on title.