RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QRPS-18828-23

Karen Johnson Davidson County
Batch# 1087113 DEEDWARR
12/29/2023 01:44:30 PM 3 pgs
Fees: $18.00 Taxes: $832.50
20231229-0100213

WARRANTY DEED

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 day of Dec ,2023

NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
504 Properties, LLC 504 West Due West Avenue Madison, TN 37115	Same address as new owner	059-13-0-077

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED TWENTY FIVE THOUSAND AND 00/100 Dollars ($225,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JUAN ANTONIO HORSLEY, A SINGLE PERSON,** hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **504 PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of Treppard Heights, Section No. 6, of record in Book 2900, page 11, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Juan Antonio Horsley, a single person, from Dorothy Ann Horsley, a single person, by Quitclaim Deed dated August 8, 2015 and recorded January 21, 2016 in Instrument #20160121-0006423, said Register's Office.

Being the same property conveyed to Dorothy Horsley from John Jefferson Waller, Jr., an unmarried man, by Quitclaim Deed dated December 29, 2008 and recorded December 29, 2008 in Instrument #20081229-0123140, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved X___ improved property, known as: **3205 Dove Place, Nashville, TN 37218**

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 28 day of Dec, 2023

GRANTOR(S)

Juan Antonio Horsley

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Juan Antonio Horsley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 28 day of Dec, 23.

Notary Public

Jennifer L. Pennell

Printed Notary Name

My commission expires: _____

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Dec 28, 23 (date of document).

Jennifer L. Pennell

Dec 29, 23
Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 29 day of Dec, 2023.

Notary Signature

My Commission Expires: _____

HELEN PONCHILLIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES SEPTEMBER 28, 2026