Karen Johnson Davidson County
Batch# 1093978 DEEDWARR
01/25/2024 10:54:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240125-0005061

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is NONE ($0.00) (Exempt pursuant to T.C.A. § 67-4-409(a)(3)(F). _____, Affiant Sworn to and subscribed before me this January 25, 2024. _____ Comm Exp: _____ Notary Public

This Instrument Prepared by: Robert M. Pautienus III, Esq.
Fidelis Law PLLC • 1585 Mallory Lane • Suite 104 • Brentwood Tennessee 37027

NEW OWNER:	SEND TAX BILL TO:	MAP/PARCEL:
LINDSAY JACK BUCHAN RIMES and DANIELLE BLAKEY, Trustees		
THE HORSOX TRUST dated January 25, 2024	SAME AS NEW OWNER	091 07 0 343.00
4803 A Michigan Avenue		
Nashville, Tennessee 37209		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, LINDSAY JACK BUCHAN RIMES and DANIELLE BLAKEY, husband and wife (Grantor), do hereby transfer, release, and convey any and all of our right, title and interest in and to that certain real estate located in Davidson County, Tennessee, to LINDSAY JACK BUCHAN RIMES and DANIELLE BLAKEY, Trustees of THE HORSOX TRUST dated January 25, 2024 (Grantees), and any amendments thereto, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 706, Block 107, as shown on the map entitled Plan No. 1 West Nashville, of record in Plat Book 57, pages 74-75, Register's Office for Davidson County, Tennessee, and further described from a survey by HFR Design dated 8-23-2018, R.L.S. #1906;

Bounded on the North by Michigan Avenue on the East by Terry W. Woodall, in Instrument No. 20160719-0074283, on the South by Alley number 1205, and in the West by 114 Property, LLC, in Instrument No. 20180830-0085999;

Commencing from the Southwest margin of Michigan Avenue and 48th Avenue North, South 88°01'09" West 60 feet more or less to the point of beginning;

Thence, leaving the margin of Michigan Avenue with Woodall, South 2°06'55" East 150.00 feet to an iron pin in the margin of Alley number 1205 having a right of way width of 25 feet, thence with margin of said Alley South 88°01'09" West 25.00 feet to an iron pin at the common corner of Lots 706 and 708;

Thence, with 114 Property, LLC, North 2°06'55" West 150.00 feet to an iron pin in the margin of Michigan Avenue; Thence, with the margin of Michigan Avenue North 88°01'09" East 25.00 feet to the point of beginning, containing 3,750 square feet for 0.086 acres more or less.

Being the same property conveyed to LINDSAY JACK BUCHAN RIMES and DANIELLE BLAKEY, husband and wife, from 114 PROPERTY LLC by Warranty Deed of record in Instrument 20191202-0123225, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

The legal description is taken from the prior deed of record.

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 as GRANTORS 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 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.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

The improved property is known as 4803 A Michigan Avenue, Nashville, Tennessee 37209.

IN WITNESS WHEREOF, the Grantors has caused this instrument to be executed on January 25, 2024.

LINDSAY JACK BUCHAN RIMES

DANIELLE BLAKEY

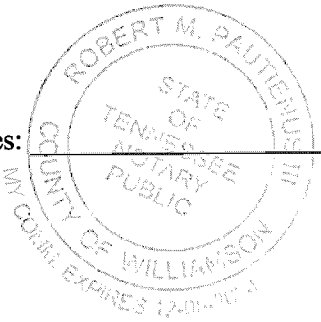
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LINDSAY JACK BUCHAN RIMES and DANIELLE BLAKEY, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this January 25, 2024.

NOTARY PUBLIC

My Commission Expires:



TRUE COPY CERTIFICATION

I, ROBERT M. PAUTIENUS III, 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 January 25, 2024

1/25/24

ROBERT M. PAUTIENUS III, Affiant

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 25th day of January, 2024.

Notary Public

My Commission Expires: _____

PARKER T. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 06-18-2025