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. Karen Johnson Davidson County Batch# 1093985 DEEDWARR 01/25/2024 10:59:30 AM 4 pgs Fees: $22.00 Taxes: $0.00 20240125-0005068	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. Notary Public Comm Exp:

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	081-08-1E-002.00-00 -CO
1919B Delta Avenue		
Nashville, Tennessee 37208		

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, We, 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 Unit B of 1919 Delta Avenue Townhomes, and described in a Declaration of Covenants, Conditions and Restrictions in Instrument No. 20160714-0072462, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "C" to said Declaration and By-Laws appended thereto as Exhibit "B", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to Lombardy Partners LLC, a Tennessee Limited Liability Company, by Warranty Deed from Dennis Patton, a single man, recorded July 14, 2016 in Instrument No. 20160714-0072461, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Subject to all matters shown on the Plan of record in Plat Book 21, Page 105, Register's Office for Davidson County, Tennessee;
- Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Instrument No. 20160714-0072462, Register's Office for Davidson County, Tennessee.
- Charter of Homeowner's Association of record in Instrument No. 20160718-0073331, Register's Office for Davidson County, Tennessee;
- Subject to the rights of others in and to the common areas and/or elements;

Being the same property conveyed to LINDSAY JACK BUCHAN RIMES and DANIELLE BLAKEY, husband and wife, (DANIELLE BLAKLEY corrected to DANIELLE BLAKEY by Scrivenor's Affidavit in Instrument 20180820-00082354, Register's Office for Davidson County, Tennessee), from LOMBARDY PARTNERS LLC, a Tennessee Limited Liability Company, by Warranty Deed of record in Instrument 20180402-0030317, 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 1919 B Delta Avenue, Nashville, Tennessee 37208.

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: _____

ROBERT M. PAUTEMUS III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 12-08-2024

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