Karen Johnson Davidson County
Batch# 1101674 DEEDWARR
02/15/2024 02:41:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20240215-0010656

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF February, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SANDRA L. MITSOS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 06-25-2024

06-NSH24-07112

Address of New Owner:	Send Tax Bills to:	Tax Information:
The Right Step Inc., a Tennessee Corporation 7969 Cairo Bend Road Lebanon, TN 37087	NEW OWNER	150 03 0 361.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Bunch N. Horton, an unmarried woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **The Right Step Inc., a Tennessee Corporation**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Antioch, Davidson County, Tennessee, being Lot No. 415 on the Plan of Section Nine "The Country", as of record in Plat Book 6900, Pages 285 and 286, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Said Lot No. 415, fronts 74.86 feet on the Westerly margin of Ravenna Court South and extends back 130.00 feet on the Southerly line and 105.00 feet on the Northerly line to a broken line in the rear measuring 103.85 feet thereon.

Being the same property conveyed to Frank L. Horton and Bunch N. Horton, husband and wife, by Quit Claim Deed from Frank L. Horton, individually and as surviving spouse of Carolyn Y. Horton, deceased and joined in execution by his new spouse Bunch N. Horton, of record in Instrument No. 20190423-0037234, in the Register's Office of Davidson County, Tennessee, dated April 10, 2019 and recorded on April 23, 2019.

The said Frank L. Horton having died on October 30, 2023.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 1304 Ravenna Court S, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 14th day of February, 2024

Bunch N. Horton

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Bunch N. Horton, 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 seal at Antioch, Tennessee, this 14th day of February, 2024.

Notary Public

My Commission Expires: _____



TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Christin M. Johnston *(custodian's name)*, 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 February 14, 2024 *(date of document)*.

Custodian's Signature 2/15/24 date

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 15th day of February, 2024

Notary Public

MY COMMISSION EXPIRES: _____

SANDRA L. MITSOS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 06-25-2024