Prepared By:
Michelle Brooks Horton
1811 15th Avenue North
Nashville, TN 37208

After Recording Return To:
Michelle Brooks Horton
1811 15th Avenue North
Nashville, TN 37208

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0.00
Michelle Horton, Affiant
Subscribed and sworn before me this the
13th Day of March, 2024.
P. Cuthrell, Deputy Register

Karen Johnson
Batch # 1110832
03/13/2024 01:03:06 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240313-0017435

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On the date signed below, the GRANTOR, **Jimmie Lee Horton**, a single person, for and in consideration of Ten Dollars ($10.00) and/or other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant and quitclaim to the GRANTEE, **Michelle Brooks Horton**, a single person, residing at 1811 15th Avenue North, Nashville, TN 37208.

Grantor does hereby grant, give, remise, release, and quitclaim to the Grantee and the Grantee's heirs and assigns the following land and property, together with all improvements located thereon in the County of Davidson, state of Tennessee:

Address: 1811 15th Avenue North, Nashville, TN 37208
Legal Description: Lot 12 Menees Sub - See exhibit A
Tax Parcel Number: 081 07 0 263.00

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above-described property and premises to the Grantee and to the Grantee's heirs and assigns forever, so that neither Grantor nor Grantor's heirs, legal representatives or assigned shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Mail Tax Statement To:
Michelle Brooks Horton
1811 15th Avenue North
Nashville, TN 37208

Grantor Signature: _____
Jimmie Lee Horton
301 Ezell Pike, Unit #17803
Nashville, TN 37217

3/12/2024
Date

NICHOLAS RILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE, COUNTY OF DAVIDSON,

On this 12th day of March, 2024, before me, Nicholas Riley, personally appeared Jimmie Lee Horton, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same as for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

Nicholas Riley
Notary Public

My commission expires 3/9/2027

Exhibit A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 197792 DEEDWARR
02/21/2019 04:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20190221-0016017

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF FEBRUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 11/8/22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michelle B. Horton	Michelle B. Horton	081-07-0-263.00
(NAME) 1811 15th Ave N	(NAME) 1811 15th Ave N	
(ADDRESS) Nashville, TN 37208	(ADDRESS) Nashville, TN 37208	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I Kellie Kring, an unmarried woman, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Michelle B. Horton and Jimmie L. Horton III, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 12 on the Plan of Menee's Subdivision of Lot No. 8 of the Thomas Woodard Property as of record in Book 161, Page 44, Register's Office for Davidson County, Tennessee.

Said Lot No. 12 fronts 50 feet on the westerly side of 15th Avenue North, formerly Hutchison Avenue and runs back 112.7 feet on the northerly line and 111.3 feet on the southerly line to all alley, measuring 50 feet thereon.

Being the same property conveyed to Kellie Kring by Warranty Deed from SN Developments, LLC, a Tennessee limited liability company, dated January 05, 2018 and recorded January 18, 2018 of record in Instrument no. 20180118-0005438, Register's Office for Davidson County,.Tennessee.

All matters shown on the plat of record in Plat Book 161, Page 44, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1811 15th Ave N, Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 353315
Warranty Deed TN