WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $860,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF MARCH, 2024.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

SYDNEY GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01-04-2027

W-KW-24-1607

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michael Silberstein and Elizabeth Newman	**CrossCountry Mortgage, LLC**	
(NAME) **1607 Northview Ave**	(NAME) **2160 Superior Ave**	**072-14-0I-001.01**
(ADDRESS) **Nashville, TN 37216**	(ADDRESS) **Cleveland, OH 44114**	
(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 consideration, the receipt of which is hereby acknowledged, **ON THE HORIZON HOMES, LLC, A NEVADA LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto MICHAEL SILBERSTEIN AND ELIZABETH NEWMAN, HUSBAND AND WIFE, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land situated in Davidson County, Tennessee, being Unit A, as established in Declaration of Covenants, Conditions and Restrictions for Sixteen-Seven Northview Avenue, a horizontal property regime with private elements, of record at Instrument No. 20221108-0119866, Register's Office Davidson County, Tennessee, as identified on the Plat attached as Exhibit B to said Declaration, and which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Freddie Pritchett and wife, Rosalie Pritchett by Installment deed from Glendel D. Knight and wife, Opal A. Knight of record in Book 4230, page 485, Register's Office for Davidson County, Tennessee, dated April 24, 1968 and recorded on April 26, 1968.

Said Freddie Pritchett having since died leaving Rosalie Pritchett as surviving tenant by the entirety.

Said Rosalie Pritchett became deceased on January 22, 2021, her estate being administered through Probate Court, Seventh Circuit Court of Davidson County, Tennessee, Docket No. 21P1391. Last Will and Testament of Rosalie Gray Pritchett, Michael Lynn Pritchett is named Executor of the Estate of Rosalie Gray Pritchett, deceased.

Being the same property conveyed to Michael Pritchett, Dwight Pritchett, Tammy Pritchett and Angela Pritchett by Executor's deed from Michael Pritchett, Executor of the Estate of Rosalie Gray Pritchett of record in Instrument No. 20220502-0050735 Register's Office for Davidson County, Tennessee, dated May 02, 2022 and recorded on May 02, 2022.

Being a portion of the same property conveyed to On the Horizon Homes, LLC, a Nevada Limited Liability Company by Warranty Deed from Michael Pritchett, unmarried, Dwight Pritchett, unmarried, Tammy Pritchett, unmarried and Angela Pritchett, unmarried of record in Instrument No. 20220913-0102075, Register's Office for Davidson County, Tennessee, dated September 06, 2022 and recorded on September 13, 2022.

This conveyance is subject to:
- Taxes for the year 2024 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 150, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20221108-0119866, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent

Karen Johnson Davidson County
Batch # 1116972 DEEDWARR
04/01/2024 03:46:40 PM 2 pgs
Fees: $13.00 Taxes: $3,182.00
20240401-0022416

that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1607 Northview Ave, Nashville, Tennessee 37216**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 said GRANTEE(S), 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/our hand(s) this the 28th DAY OF MARCH, 2024.

On the Horizon Homes, LLC

BY: David Morgan, Manager

David Morgan
Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID MORGAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MANAGER of ON THE HORIZON HOMES, LLC the within named bargainor, a limited liability company, and that he/she as such MANAGER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28th of March, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212