WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $500,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 05/17/2024 NOTARY PUBLIC MY COMMISSION EXPIRES 7/15/2026
Karen Johnson Davidson County Batch# 1137811 DEEDWARR 05/22/2024 10:43:30 AM 3 pgs Fees: $18.00 Taxes: $1,850.00 20240522-0038089	

KIM KERN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
Suite 160
Brentwood, TN 37027
file # 2024-10593-NASH

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank, please use the address of the new owner**	MAP-PARCEL
Hayden Revette		044-14-0I-002.00-CO
280 Martingale Drive, B		
Old Hickory, TN 37138		

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,

Capital Development Partners LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Hayden Revette, an umarried man

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND 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 Unit No. B on the Plan of 280 Martingale Drive, a Horizontal Property Regime with Private Elements, of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for 280 Martingale Drive, a Horizontal Property Regime with Private Elements, at Instrument No. 20230519-0037793, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Margaret A. Purcell and husband, Jess J. Purcell by Warranty Deed from Kyle D. Woolf of record in Instrument No. 20081125-0115550, Register's Office for Davidson County, Tennessee, dated November 19, 2008 and recorded on November 25, 2008.

Being a portion of the same property conveyed to Margaret A. Purcell and John D. Purcell by Quitclaim Deed from Margaret A. Purcell and husband, Jess J. Purcell of record in Instrument No. 20180529-0050902, Register's Office for Davidson County, Tennessee, dated May 21, 2018 and recorded on May 29, 2018

Being a portion of the same property conveyed to Margaret A. Purcell, un-married, by Quitclaim Deed from John D. Purcell, un-married, of record in Instrument No. 20220111-0003417, Register's Office for Davidson County, Tennessee, dated January 04, 2022 and recorded on January 11, 2022

Being a portion of the same property conveyed to Capital Development Partners, LLC by Warranty Deed from Margaret A. Purcell, un-married of record in Instrument No. 20230118-0003944 Register's Office for Davidson County, Tennessee, dated January 11, 2023 and recorded on January 18, 2023.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 280 Martingale Drive, B Old Hickory, TN 37138

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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 on May 17, 2024

Capital Development Partners, LLC, a Tennessee Limited Liability Company

By: _____ 5/17/24

Mark Locher, Member

On the Horizon Homes, LLC, a Nevada limited liability company

Its: Member

By: David Morgan, Manager 5/17/24

David Morgan, Sole Member.

STATE OF TENNESSEE

COUNTY OF Sumner

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Mark Locher, Member of Capital Development Partners, LLC and David Morgan, Sole Member of On the Horizon Homes, LLC, Member of Capital Development Partners, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Members of Capital Development Partners, LLC, a Tennessee limited liability company, and that they are authorized by Capital Development Partners, LLC to execute this instrument on its behalf as such Members.

Witness my hand, at office, this 17 day of May, 2024.

_____

Notary Signature

My commission expires: 8/8/2027

KILEE THORNTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 5/17/2024.

Affiant Signature – Joshua A. Terry

5/21/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/21/2024.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27