Send Tax Bills To:

Old National Bank
One Main Street
Evansville, IN 47708

New Owners:
Jennifer Horton
1043 Nesbitt Drive
Nashville, TN 37207

Map & Parcel No: 042-01-0-042.00

This Instrument Prepared By:
Cedar City Title, LLC
115 East Main Street Ste B
Lebanon, TN 37087

Space for Recorders Stamp

Karen Johnson Davidson County
Batch# 1139808 DEEDWARR
05/28/2024 11:58:30 AM 4 pgs
Fees: $23.00 Taxes: $2,700.63
20240528-0039372

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **SEVEN HUNDRED TWENTY NINE THOUSAND NINE HUNDRED AND 00/100 (729,900.00)** cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Wildcat Lending Fund Two, LP** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jennifer Leigh Horton, a single woman,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 54 on the Plan of Ozark Hills of record in Plat Book 3700, Page 20, 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 the same property conveyed to Kenneth G. Hernandez and Roberto C. Gomez Lopez by Warranty Deed from Music City Holdings, LLC, a Texas Limited Liability Company of record in Instrument No. 20220222-0020261 Register's Office for Davidson County, Tennessee, dated February 04, 2022 and recorded on February 22, 2022.

Being the same property conveyed to Wildcat Lending Fund Two, LP by Successor Trustee's Deed from Shaun K. Ramey, Trustee of record in Instrument No. 20230811-0062549 Register's Office for Davidson County, Tennessee, dated August 08, 2023 and recorded on August 11, 2023.

This is IMPROVED property known as 1043 Nesbitt Dr, Nashville, TN 37207.

TO HAVE AND TO HOLD said tract or parcel of land, with all rights, improvements, appurtenances, estate, title, easements, and interest unto said Grantees, their heirs, successors and assigns, forever.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 24th day of May, 2024 .

Wildcat Lending Fund Two, LP

By: _____

Kai Chandler, Member

STATE OF TEXAS
COUNTY OF Collin

On this 24th day of May, 2024, before me personally appeared Kai Chandler, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) is the member of Wildcat Lending Fund Two, LP as such member, executed the same as such person's (or persons') free act and deed by personally signing the name of Wildcat Lending Fund Two, LP as member .

Witness my hand, at office, this 24th day of May, 2024.

_____
Notary Signature

My commission expires: 04-19-2028

ANDREA LARIZ
Notary Public, State of Texas
Comm. Expires 04-19-2028
Notary ID 134861782

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is 729,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Kai Chandler
Affiant

STATE OF ~~TENNE~~Texas SSEE
COUNTY OF Collin

Sworn to and subscribed before me this 24th day of May, 2024.

Andrea Lariz
Notary Signature
My commission expires: 04-19-2028

ANDREA LARIZ
Notary Public, State of Texas
Comm. Expires 04-19-2028
Notary ID 134861782

CERTIFICATE OF AUTHENTICITY

I, John M. Wells, do hereby make oath that I am a licensed attorney and/or 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 May 28, 2024.

Affiant

Date: May 28, 2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me this 28th day of May, 2024.

Notary Public

My Commission Expires: 1/6/25

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY