Karen Johnson Davidson County
Batch# 1140260 DEEDWARR
05/29/2024 10:33:30 AM 3 pgs
Fees: $18.00 Taxes: $740.00
20240529-0039701

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES: 01-06-25

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Stewart Title Company Tennessee Division
216 Centerview Drive, Suite 360, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Builders Edge, LLC, a Tennessee limited liability company | NEW OWNER | 092-10-0-087 |
| (NAME) 2908 Torbett Street | (NAME) 342 Fannis Circle | |
| (ADDRESS) Nashville, TN 37209 | (ADDRESS) Gallatin, TN 37066 | |
| (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/we Patricia Newman Horton and Bobby L Horton, a married couple, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Builders Edge, LLC, a Tennessee limited liability company, 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 Lot No. 43 on the Plan of T. M. Stegers Clifton Pike Subdivision of the Barrow Place, as of record in Book No. 421, page 112, Register's Office of Davidson County, Tennessee.

Said Lot No. 43 fronts 40 feet on the northerly side of West Hill Street or Torbett Avenue, and runs back between parallel lines 125 feet to an alley.

Being the same property conveyed to Clifford Newman and wife, maibelle Newman by Warranty Deed from Bessie Allen Campbell, a widow, dated 04/10/1974, of record in Book 4805, Page 380, Register's Office for Davidson County, Tennessee.

The said Clifford Newman died on May 18, 1994, leaving the said Maibelle Newman the sole surviving tenant by the entirety.

Being the same property conveyed to Patricia Newman Horton by Quitclaim Deed from Maibelle Newman, a widow, dated 03/23/2003, of record in Instrument No. 20030624-0086808, Register's Office for Davidson County, Tennessee.

Bobby L. Horton, spouse of Patricia Newman Horton, joins in the execution of this instrument for the purpose of conveying his marital interest, if any, to said property.

This conveyance is 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, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 2908 Torbett Street, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 23rd day of May, 2024.

Patricia Newman Horton

Patricia Newman Horton

Bobby L Horton

Bobby L Horton

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patricia Newman Horton and Bobby L Horton, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 23rd day of May, 2024.

Rachel Minton

Notary Public:
My Commission Expires: 1/31/26

RACHEL MINTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**216 Centerview Drive, Suite 360**
**Brentwood, TN 37027**

# 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 29, 2024.

Affiant

Date: May 29, 2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me this 29th day of May, 2024.

Notary Public

My Commission Expires: 1/6/25

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY