Karen Johnson Davidson County
Batch# 1158678 DEEDWARR
07/16/2024 04:01:30 PM 3 pgs
Fees: $18.00 Taxes: $2,090.50
20240716-0053593

WARRANTY DEED

KAYLA DODD
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 04-19-2025
RUTHERFORD COUNTY

STATE OF TN
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$610,000.00~~ 565,000.00 KAD

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF JULY, 2024.

Notary Public

MY COMMISSION EXPIRES: 4.19.25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jordan A. Pierre	NEW OWNER	Parcel ID: 058 10 0C 041.00
(NAME)	(NAME)	
1004 Lawsons Ridge Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218-2535		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Erin Marissa Wolf Horrell and Timothy Joseph Horrell, wife and husband**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jordan A. Pierre, an unmarried man and Tyler O. Dixon, an umarried woman, as joint tenants with Rights of Surviorship**, hereinafter called the Grantees, 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 all of Lot No. 41, on the Final Plat of Phase Four, Carrington Place, a Cluster Lot Subdivision, of record in Instrument No. 20171220-0129584, said Register's Office, reference to which is hereby made for a more complete and accurate description.

Being the same property conveyed to Erin Marissa Wolf Horrell and Timothy Joseph Horrell, wife and husband from Celebration Homes, LLC, a Tennessee Limited Liability Company by Warranty Deed dated March 28, 2019 and recorded on April 1, 2019, in Instrument No. 20190401-0029157, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1004 Lawsons Ridge Dr., Nashville, TN 37218-2535

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, their heirs and assigns forever; and we do covenant with 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 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 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 our hands this 15th day of July, 2024

Erin Marissa Wolf Horrell

Timothy Joseph Horrell

STATE OF Tennessee

COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Erin Marissa Wolf Horrell and Timothy Joseph Horrell, wife and husband, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of July, 2024.

Notary Public

My Commission Expires: 2-2-28

(SEAL)



Tennessee Certification of Electronic Document

I, Kayla Dodd, 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 7-16-24 (date of document).

Affiant Signature

7-16-24
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 16 day of July, 2024.

Notary's Signature

BREANNA LAUX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

NOTARY'S SEAL

MY COMMISSION EXPIRES: 12-19-26