Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

PREPARED BY (AND RETURN TO):
Ivey Title, LLC
104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Karen Johnson Davidson County
Batch # 1159077 DEEDWARR
07/17/2024 10:26:29 AM 2 pgs
Fees: $13.00 Taxes: $17,020.00
20240717-0053758

Ivey Title, LLC Ref: (DW) Title No.: 63654
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Patricia J. Balhorn Randall D. Balhorn 4401 Herbert Place Nashville, TN 37205	NEW OWNER

TAX MAP PARCEL NUMBERS: 13014001700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$4,600,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Alan W. Horn and Brittany H. Horn, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Patricia J. Balhorn and Randall D. Balhorn, wife and husband,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Belle Meade, Block I, Section X, of record in Book 2900, pages 5 and 6, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Alan W. Horn and Brittany H. Horn, husband and wife, by Warranty Deed from James H. Reed IV, McGavock Dickinson Reed, Walker Casey Reed, Celeste Marie Reed and John Clay Reed, dated April 30, 2015 and recorded on May 4, 2015, of record in Instrument No. 20150504-0040464, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2024, and subsequent years; The Plan of record in Book 2900, pages 5 and 6, said Register's Office, shows an owner's certificate, minimum building setback lines and easements to which plan reference is hereby made for a more complete description. Easement for flow of creek over so much of the premises as may be therein.

This is improved property, known as 4401 Herbert Place, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 11th day of July, 2024.

Alan W. Horn

Brittany H. Horn

State of Texas

County of Dallas

On this 11th day of July, 2024, before me the undersigned authority, personally appeared Alan W. Horn and Brittany H. Horn, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Janice Deans
Notary

My Commission Expires: 3/8/2026

State of ~~Tennessee~~ Texas

County of ~~Davidson~~ Dallas

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $4,600,000.00.

Affiant

Sworn and subscribed before me this ~~15th~~ 11th day of July, 2024.

Janice Deans
Notary

My Commission Expires: 3/8/2026

JANICE DEANS
Notary ID #124147798
My Commission Expires
March 8, 2026