Karen Johnson Davidson County
Batch# 1202853 DEEDWARR
11/08/2024 07:52:30 AM 3 pgs
Fees: $18.00 Taxes: $4,939.50
20241108-0087115

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,335,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF NOVEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 9/15/27 (AFFIX SEAL)

TINA SHINN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

W-AR-24-1113B

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Aubrey Rosenbaum and Richard Tyler Rosenbaum	New Owner	
(NAME)	(NAME)	**082-04-0-435.00**
1113 B N 8th Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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 consideration, the receipt of which is hereby acknowledged, **ON THE HORIZON HOMES, LLC, A NEVADA LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AUBREY ROSENBAUM AND RICHARD TYLER ROSENBAUM, WIFE AND HUSBAND, AS JOINT TENANTS,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 316 on the Plan of Oakwood Park, of record in Plat Book 421, Page 12, Register's Office for said County, to which reference is made for a more complete description.

Being a portion of the same property conveyed to On the Horizon Homes, LLC, a Nevada Limited Liability Company by Warranty deed from Lou Ella M. Bass, single of record in Instrument No. 20220329-0036354 Register's Office for Davidson County, Tennessee, dated March 25, 2022 and recorded on March 29, 2022.

Being a portion of the same property conveyed to On the Horizon Homes, LLC, a Nevada Limited Liability Company by Quitclaim deed from On the Horizon Homes, LLC, a Nevada Limited Liability Company of record in Instrument No. 20220329-0036356 Register's Office for Davidson County, Tennessee, dated March 25, 2022 and recorded on March 29, 2022.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years.
- All matters shown on the Plan of record in Plat Book 421, Page 12, Register's Office for Davidson County, Tennessee.
- Restrictive Covenant for Accessory Dwelling Detached Structure of record in Instrument Number 20220810-0091095, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for SCMs for regulated residential Infill of record in Instrument Number 20240801-0058448, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1113 B N 8th Street, Nashville, Tennessee 37207**.

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), their heirs and 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), 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/our hand(s) this the 4th DAY OF NOVEMBER, 2024.

On the Horizon Homes, LLC

BY: _____

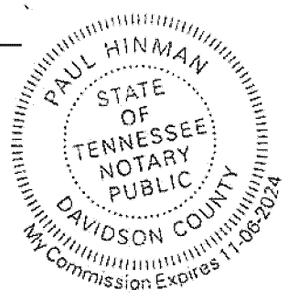
David Morgan
Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID MORGAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MANAGING MEMBER of ON THE HORIZON HOMES, LLC the within named bargainor, a limited liability company, and that he/she as such MANAGING MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 4th of November, 2024.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

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 11/4/24.

Affiant Signature – Joshua A. Terry

11/6/24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 11/6/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27