Box 10-B

Karen Johnson Davidson County
Batch # 1208600 DEEDWARR
11/26/2024 01:18:41 PM 2 pgs
Fees: $13.00 Taxes: $277.50
20241126-0092505

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF NOVEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: MARCH 3, 2026.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ON THE HORIZON HOMES, LLC	**SAME**	**044-15-0M-002.00 CO**
(NAME) **1001 N. 6TH STREET**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37207**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, BRANDON RUMBLEY, MARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ON THE HORIZON HOMES, LLC, A NEVADA LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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 Unit No. B, together with the appurtenant interest in the common elements of Townhomes at 1000 Dodson Street, a horizontal property regime established by Master Deed of record as Instrument No. 20210910-0121574, Register's Office for Davidson County, Tennessee, said Unit being depicted on the attached as Exhibit "B" to the aforementioned Master Deed.

Being part of the same property conveyed to BRANDON RUMBLEY, A MARRIED MAN, by deed from AMBER MOORE, A MARRIED WOMAN F/K/A AMBER RICHMOND, of record as Instrument No. 20200715-0077581, dated July 14, 2020, said Register's Office.

This conveyance is subject to Master Deed of record as Instrument No. 20210910-0121574; Matters shown on the Plan of record in Book 1835 page 52; By-Laws of record as part of Master Deed as Instrument No. 20210910-0121574; Easement(s) as set out in Warranty Deed of record in Book 2036, page 1580; Easement(s) as set out in Warranty Deed of record in Book 1909, page 534; and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved (X)
This is improved( ) property, known as **1007 TENTH STREET, OLD HICKORY, TN 37138**
(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 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 my hand this 21st day of November, 2024.

BRANDON RUMBLEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **BRANDON RUMBLEY,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 21st day of November, 2024.

My commission expires: **March 3, 2026**

Notary Public

