WARRANTY DEED

Karen Johnson
Batch # 1218499
12/20/2024 08 07 12 AM
Fees $13 00 Taxes $629 00

Davidson County
DEEDWARR
2 pgs

20241220-0098892

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-08-2028

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$170,000.00**

Affiant

Subscribed and sworn to before me this 16th day of December, 2024

Notary Public
My Commission expires 05/08/28
(Affix Seal)

THIS INSTRUMENT PREPARED BY
James W Cobb, Esq. 131 Walton Ferry Road, Ste 11, Hendersonville, TN, 37075

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NUMBER
On The Horizon Homes LLC, a Nevada limited liability company	**On The Horizon Homes, LLC, a Nevada limited liability company**	**072-11-4U-002.00**
1001 N 6th Street	**1001 N 6th Street**	
Nashville, TN 37207	**Nashville, TN 37207**	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED SEVENTY THOUSAND DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, I,

Brian Windsor, an unmarried man

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

On the Horizon Homes, LLC, a Nevada limited liability company

HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND SITUATED OF DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT

Parcel ID 072-11-4U-002 00

A certain unit located in Davidson County, Tennessee, being known and designated as Unit B of Homes at Rebecca Street & Ann Street, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions, and Restrictions establishing Homes at Rebecca Street & Ann Street, a Horizontal Property Regime, of record in Instrument Number 20230803-0060069, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration, together with a percentage interest in the common elements as set forth in said Declaration

Being the same property conveyed to Brian Windsor, unmarried by deed from Herwigs Holdings, LLC, dated September 15, 2023 and recorded on September 20, 2023 in Instrument No 20230920-0073842, in the Register's Office of Davidson County, Tennessee

This is improved (X) unimproved () property known as 1516 Ann Street, Nashville, TN 37216

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, their heirs, successors and assigns, forever GRANTOR covenants with GRANTEE that GRANTOR is lawfully seized 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 does further

covenant and bind itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE, 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 hand(s) this 16 day of December, 2024

Brian Windsor

Brian Windsor, *Grantor*

STATE OF WI)
COUNTY OF Dane)

Before me, a Notary Public in and for said County and State, Brian Windsor with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument in the capacity and for the purposes therein contained

WITNESS my hand and Official Seal at office this 16th day of December, 2024.

Notary Public

My commission expires 3-20-25

Steven Andrew Adams
Notary Public
State of Wisconsin

Return to.
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: WAR-24-1516