Warranty Deed

Karen Johnson Davidson County
Batch# 1233168 DEEDWARR
02/04/2025 08:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,391.20
20250204-0008237

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $376,000.00

Affiant

Subscribed and sworn to before me, this the 31st day of January, 2025.

Notary Public

My commission expires: 9/19/28

LILLIAN EATMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Robert L. Horton II and Lindsey Brooke Horton	Pennymac Loan Services	074-08-0-209.00
1020 Foxtrose Dr.	3043 Townsgate Rd, ste 200	
Gallatin, TN 37066	Westlake Village, CA 91361	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **TAYLOR G. MCRAE AND BETHANY MCRAE, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT L. HORTON II, AND LINDSEY BROOKE HORTON, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 1034 on the Plan of Hermitage Hills Subdivision, Section 10 of record in Plat Book 3600, Page 50, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Said Lot No. 1034 fronts 85.0 feet on the Westerly line and extends back 160.34 feet on the Northerly line and 150.0 feet on the Southerly line to a dead line in the rear measuring 85.53 feet thereon.

Being the same property conveyed to Taylor G. McRae and Bethany McRae , husband and wife by Warranty Deed from Zylpha D. Cook, an unmarried woman of record in Instrument No. 20181029-0106813 Register's Office for Davidson County, Tennessee, dated October 23, 2018 and recorded on October 29, 2018.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 7029 Bonnamere Drive, Hermitage, TN 37076, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 31st day of January, 2025.

Taylor G. McRae

Bethany McRae

STATE OF IDAHO
COUNTY OF Gem

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Taylor G. McRae and Bethany McRae, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of January, 2025.

Notary Public

My Commission Expires: 06/05/2025

PARLEY BINGHAM
Comm No. 20191174
NOTARY PUBLIC
Expires 06/05/2025
STATE OF IDAHO

Tennessee Certification of Electronic Document

I, Trudy Milliken, do herby 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 01/31/2025 (date of document).

Affiant Signature

01/31/2025

Date

State of Tennessee

County of Sumner

Sworn and subscribed before me by Trudy Milliken on this 31st day of January, 20 25.

Notary's Signature

My Commission Expires: 3/1/25

Notary's Seal

KIM PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY