WARRANTY DEED

Karen Johnson
Batch # 1240211
02/24/2025 11 37 51 AM
Fees $13 00 Taxes $4,510 30

Davidson County
DEEDWARR
2 pgs

20250224-0013477

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,219,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF FEBRUARY, 2025

Notary Public

MY COMMISSION EXPIRES 05/08/28

(AFFIX SEAL)

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

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)
Jessica Cifarelli and Jason Aulenbach	SAMEAS NEW OWNERS	
(NAME)	(NAME)	**071-16-0-480 00**
1216 N 8th St		
(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 **JESSICA CIFARELLI AND JASON AULENBACH, WIFE AND HUSBAND,** 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 267 on the Map of Oakwood Park, as of record in Book 421, Page 12, Register's Office for said County

Said Lots No 267 front together 60 feet on the westerly side of North 8th Street and run back between parallel lines 165 feet to an alley

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, dated November 9, 2023 and recorded on November 14, 2023 in Instrument No 20231114-0088829, Register's Office for Davidson County, Tennessee

This conveyance is subject to
- Taxes for the year 2025 and subsequent years
- All matters shown on the Plan of record in Plat Book 421, Page 12, Register's Office for Davidson County, Tennessee
- Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill of record in Instrument Number 20250115-0003261, in the Register's Office for Davidson County, Tennessee
- Easement in favor of Metropolitan Government of Nashville & Davidson County, Tennessee, recorded in Book 8491, Page 274, Register's Office for Davidson County, Tennessee
- Restrictive Covenant for Accessory Dwelling, Detached Structure of record in Instrument Number 20231222-0099021, 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 **1216 N 8th St, 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 19th DAY OF FEBRUARY, 2025

On the Horizon Homes LLC

BY David Morgan, Manager
David Morgan
Sole 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 SOLE MEMBER of ON THE HORIZON HOMES LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 19th of February, 2025

Notary Public
My Commission Expires _____
(SEAL)



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