THIS INSTRUMENT PREPARED BY
SEAN R. AIELLO, ATTORNEY AT LAW, 509 HIGHWAY 96 WEST, SUITE 201, FRANKLIN, TN

# QUITCLAIM DEED

Karen Johnson
Batch # 1244313
03/07/2025 12 04 13 PM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250307-0017371

From: MARTHA HORRELL
To: JOHN HORRELL

| Address New Owner: | Send Tax Bills To: | Map/Parcel Nos. |
|---|---|---|
| John W. Horrell<br>1103 Draughon Ave.<br>Nashville, TN 37024 | Same | 118090K00100CO |

**FOR AND IN CONSIDERATION** of the sum of ten dollars ($10 00) cash in hand and upon such other good and valuable consideration, the sufficiency and receipt of which is hereby acknowledged, **Martha Horrell** ("Grantor"), has this day bargained and sold and does hereby transfer and convey to **John W. Horrell** ("Grantee"), his successors, heirs and assigns all interest she may have in that tract or parcel of land in Davidson County, Tennessee consistent with the terms of the property settlement agreement filed in the Davidson County Circuit Court case No. 23D793. Being real property more particularly described as follows.

Land in Davidson County, Tennessee, being Unit 1103, HOMES AT 1103 DRAUGHON AVENUE, as shown on the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20170526-0052710, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property

Being a part of the same property conveyed by Warranty Deed from John Lamar and Rebecca Lamar, husband and wife to Build Nashville DBH, LLC, a Tennessee Limited Liability Company, as recorded on the 19th day of April, 2017 in Instrument No. 20170419-0038353 and part of Warranty Deed from Corynne Lively Wade to John and Rebecca Lamar, as tenants by the entireties, as recorded on the 19th of January, 1996 in Deed Book 9922, Page 464, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed by Warranty Deed from Build Nashville DBH, LLC to Martha H. Horrell and John W. Horrell by deed recorded November 8, 2017 with instrument number 20171108-0114955.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictioons, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented) all easements, utility easements or rights of way for public utilities that appear in the appropriate public record.

~~**TO HAVE AND TO HOLD**~~ said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his successors, heirs and assigns, forever.

**WITNESS** my hand this 22 day of October, 2024.

**MARTHA HORRELL**

ROBIN D. DAVIES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

**STATE OF TENNESSEE**
**COUNTY OF** Williamson

**Martha Horrell** personally appeared before me, Robin Davies a Notary Public in and for said State and County, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the following instrument for the purposes therein contained.

**WITNESS** my hand and official seal at ~~22~~ Franklin, Tennessee this the 22 day of October, 2024.

Robin D. Davies
**NOTARY PUBLIC**

**STATE OF TENNESSEE**
**COUNTY OF** Williamson

**I CERTIFY** that the actual consideration or value, whichever is greater, for this transfer is the sum of $0.00

**MARTHA HORRELL**

ROBIN D. DAVIES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

**SWORN TO** and subscribed before me on this the 22 day of October, 2024

Robin D. Davies
NOTARY PUBLIC

My Commission Expires: 2/23/25