THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	STATE OF Tennessee) COUNTY OF Williamson) The actual consideration or value, whichever is greater, for this transfer is: $1,249,999.00 Affiant Subscribed and sworn to before me, this 15th day of April, 2025. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 1261414 DEEDWARR
04/17/2025 03:49:30 PM 3 pgs
Fees: $18.00 Taxes: $4,625.00
20250417-0029630

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026

WARRANTY DEED

Address New Owner: Francisco Ujueta and Gina Louise Basanese 6624 Clearbrook Drive, Nashville, TN 37205	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 129 06 0 042.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DANIEL HORWITZ AND MIRIAM HORWITZ, HUSBAND AND WIFE,** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **FRANCISCO UJUETA AND GINA LOUISE BASANESE, HUSBAND AND WIFE,** (collectively, "Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 116 on the Plan of West Meade Park, Inc., Section One, as shown on plat of record in Plat Book 2900, Pages 103 and 104, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Myron B. Schrage, Trustee and Linda I. Schrage, Trustee as Trustees of the Schrage Revocable Family Trust by Quitclaim deed from Myron B. Schrage and wife Linda I. Schrage of record in Instrument No. 20080214-0014817 Register's Office for Davidson County, Tennessee, dated December 19, 2007 and recorded on February 14, 2008.

Being the same property conveyed to Daniel Horwitz and Miriam Horwitz, husband and wife by Deed dated July 6, 2023 from Myron B. Schrage, Trustee and Linda I. Schrage, as Trustee of the Schrage Revocable Family Trust, recorded July 11, 2023, in Instrument Number 202307110052939, in the Official Records of Davidson County, Tennessee.

This is improved property commonly known as: **6624 Clearbrook Drive, Nashville, TN 372051**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors,

heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15 day of April, 2025.

DANIEL HORWITZ

MIRIAM HORWITZ

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Daniel Horwitz and Miriam Horwitz,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 15 day of April 2025.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public
My Commission Expires: _____

Certificate of Authenticity

I, Adde Dilworth, do hereby 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 **April 15, 2025**.
Date

Affiant Signature

04/15/2025
Date

State of TENNESSEE
County of **WILLIAMSON**

Sworn to and subscribed before me this **15th** day of **April**, 20**25**

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (of on paper)

ELIZABETH YERGER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026