WARRANTY DEED

Karen Johnson Davidson County
Batch# 1274321 DEEDWARR
05/19/2025 08:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,739.00
20250519-0038985

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF MAY, 2025.

Notary Public

MY COMMISSION EXPIRES: 8-23-27
(AFFIX SEAL)

Angelia Swanson Notary Public State of Tennessee Williamson County

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Kenneth C. Easterling, Claudia L. Easterling, & Lucia Marinez	~~NEW OWNER~~ SWBC mortgage corp.	
(NAME) 300 Poplar Hill Court	(NAME) 9311 San Pedro #100 ~~300 Poplar Hill Court~~	10812013500
(ADDRESS) Nashville, TN 37214	(ADDRESS) San Antonio, TX 78216 ~~Nashville, TN 37214~~	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Raymond M. Horne and Kate Horne, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Kenneth C. Easterling AKA Kenneth Chris Easterling and Claudia L. Easterling, husband and wife, as tenants by the entirety and Lucia M. Martinez AKA Lucia Mercedes Martinez, an unmarried woman, as joint tenants with right of survivorship**, hereinafter called the GRANTEE(S), 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. 9, as shown on the map entitled Trailwood Section 4, of record in Plat Book 6900, page 311, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Raymond M. Horne, by Deed from Robert Cameron West, dated June 12, 2023,, of record in Instrument No. 20230613-0045079, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 300 Poplar Hill Court, Nashville, TN 37214
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Effective the 12th day of May, 2025.

Raymond M. Horne

Kate Horne

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 12th day of May, 2025, before me personally appeared Raymond M. Horne and Kate Horne, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public
My Commission Expires: 6-27-26

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

True Copy Certification

I, Yvette Meldrum, 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 May 12, 2025.

Signature
May 12, 2025
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this May 12, 2025

Notary's Signature

My Commission Expires: 8.12.28

