Karen Johnson Davidson County
Batch# 1280169 DEEDWARR
06/02/2025 10:12:30 AM 3 pgs
Fees: $18.00 Taxes: $2,978.50
20250602-0043010

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $805,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF MAY, 2025.

Notary Public

MY COMMISSION EXPIRES: 3/10/28 (AFFIX SEAL)

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Y-BR-25-1303

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)
Ryan Blackburn Horrell and Rachel Lauren Horrell	New Owner	
(NAME)	(NAME)	**083-13-0-203.00**
1303 Shelby Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **MELANIE MARIE BRESNAN, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RYAN BLACKBURN HORRELL AND RACHEL LAUREN HORRELL, HUSBAND AND WIFE,** 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. 194 on the Plan of East Edgefield of record in Plat Book 21, Page 147, 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 Melanie Marie Bresnan, a single woman by Warranty Deed from Jeremy M. Rathfon and Sarah E. Hicks, husband and wife of record in Instrument No. 20190619-0059265 Register's Office for Davidson County, Tennessee, dated June 14, 2019 and recorded on June 19, 2019.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 147, Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20130418-0038470 and 20220701-0076757 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: **1303 Shelby Avenue, Nashville, Tennessee 37206**.

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 30th DAY OF MAY, 2025.

Melanie Bresnan
Melanie Marie Bresnan

STATE OF New
COUNTY OF Clinton

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

Witness my hand and official seal, this the 30th of May, 2025.

Notary Public
My Commission Expires:10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Stephanie Woodall, 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 05/30/25 (date of document).

Stephanie Woodall
Affiant Signature

Date 05/30/25

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 30th day of May, 2025.

Notary's Signature

My Commission Expires: 