# WARRANTY DEED

Karen Johnson Davidson County
Batch # 1283601 DEEDWARR
06/09/2025 03:48:40 PM 2 pgs
Fees: $13.00 Taxes: $8,140.00
20250609-0045316

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF JUNE, 2025.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2026

**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) |
|---|---|---|
| **Hunter McDonald Groves and Elizabeth Christian Groves** | **Bank of America, N.A.** | |
| (NAME) | (NAME) | **083-05-0-36500** |
| **1414 Franklin Ave** | **TX2-979-01-02** | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37206** | **Fort Worth, TX 76155** | |
| (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 **HUNTER MCDONALD GROVES AND ELIZABETH CHRISTIAN GROVES, 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:

A tract or parcel of land lying in Davidson County, Tennessee, Being the easterly 50 feet of the westerly 100 feet of the northerly 240 feet of Block 2 in T. P. Weakley's Subdivision as of record in Book 421, Page 50, Register's Office for said County.

Being a portion of the same property conveyed to On The Horizon Homes, LLC, a Nevada limited liability company by Warranty Deed Deed from Jeanne Kathleen Shackelford, Roger Mitchell Voss, and Roy Alan Voss of record in Instrument No. 20230630-0050311 Register's Office for Davidson County, Tennessee, dated June 27, 2023 and recorded on June 30, 2023.

This conveyance is subject to:
- Taxes for the year 2025 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 50, Register's Office for Davidson County, Tennessee.
- Restrictive covenant for accessory dwelling, detached structure recorded December 22, 2023 in Instrument No. 20231222-0099023, Register's Office of Davidson County, Tennessee.
- Notice of Completion of record in Instrument No. 20250520-0039449, Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill Easement of record in Instrument No. 20250522-0040306, 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: **1414 Franklin Ave, 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 5th DAY OF JUNE, 2025.

On the Horizon Homes, LLC

BY: David Morgan, Manager
David Morgan
Manager

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 MANAGER of ON THE HORIZON HOMES, LLC the within named bargainor, a limited liability company, and that he/she as such MANAGER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 5th of June, 2025.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

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