Karen Johnson
Batch # 1294238
07/07/2025 09 19 22 AM
Fees $13 00 Taxes $962 00
Davidson County
DEEDWARR
2 pgs
20250707-0053087

WARRANTY DEED

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2026

File No. AP-25-10193

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of July, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Hannah Ruth Horton and Laura Jones Horton	New Owner	
(NAME)	(NAME)	
5025 Hillsboro Pike, 24-K		131-01-0D-230 00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **J. Clark Anderson IV and Nastassia Elana Anderson, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Hannah Ruth Horton, unmarried and Laura Jones Horton, married, joint tenants with the right of survivorship,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 230, on the plan of Georgetown Apartments, a Condominium, as of record in Plat Book 5200, Page 4, together with an undivided .310% interest in the common elements of 5025 Hillsboro Homeowners Association as described in Book 5211, Page 352, et. Seq. and amended in Book 5616, Page 133 and in Book 6079, Page 516 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to J, Clark Anderson, IV, unmarried by Warranty Deed from Suzanne Davis, unmarried of record in Instrument No. 20091015-0095432 Register's Office for Davidson County, Tennessee, dated October 09, 2009 and recorded on October 15, 2009.

Nastassia Elana Anderson, spouse of J. Clark Anderson IV , joins in the execution of this instrument for the purpose of conveying her marital interest, if any, to said property.

This is property more commonly known as 5025 Hillsboro Pike, 24-K, Nashville, TN 37215.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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.

Witness my/our hand this 3rd day of July, 2025.

J Clark Anderson, IV

Nastassia Elana Anderson

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

On this 3rd day of July, 2025, before me personally appeared J. Clark Anderson, IV and Nastassia Elana Anderson, 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's (or persons') free act and deed.

Witness ~~my hand, at office,~~ this 3rd day of July, 2025.

~~Notary~~ Signature
My commission expires: 10/10/26

LESLIE HAYES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires