Lenders Title Company File No. 25-002377-524

Karen Johnson Davidson County
Batch # 1295715 DEEDWARR
07/10/2025 10:50:46 AM 2 pgs
Fees: $13.00 Taxes: $9,065.00
20250710-0054299

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,450,000.00.

Affiant

Subscribed and sworn to before me, this 7th day of July, 2025.

Notary Public

My commission expires: 05/08/28

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2028

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-P-25-811

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Court R. Horncastle and Holly B. Horncastle	SAME AS NEW OWNER	118-01-0-405.00
811 Montrose Ave		
Nashville, TN 37204		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Jenna Helber Sobey Trustee and Christopher Matthew, Trustee of the Sobey Family Trust, dated June 5, 2023

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Court Horncastle and Holly Horncastle, husband and wife

(hereinafter called the "Grantee"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being part of Lot No. 10 on the Map of the Bransford Realty Company's Montrose Park Subdivision, as of record in Book 547, Page 25, Register's Office for said County.

Beginning at a point in the Southerly margin of Montrose Avenue, the common corner of Lots 10 and 11; thence with the line between said lots, Southwardly 139 feet 4 inches, more or less, to the Northerly margin of a part of said lot conveyed to Lillian M. Hargrove by deed of record in Book 699, Page 571, Register's Office for Davidson County, Tennessee; thence with Hargrove's Northerly line Eastwardly 43.5 feet, more or less, to Hargrove's Northeasterly corner; thence with her Easterly line Southwardly 26 feet, more or less, to the Southerly line of Lot 10; thence with

same, Eastwardly 24 feet, more or less, to the common corner of Lots 9 and 10; thence with the line between said lots, Northwardly 161 feet to the Southerly margin of Montrose Avenue; thence with the same, Westwardly 60 feet to the point of beginning..
Being the same property conveyed to Christopher Matthew Sobey and Jenna Michelle Helmer Sobey, husband and wife by Warranty Deed from Magness Group, Inc of record in Instrument No. 20141117-0105893 Register's Office for Davidson County, Tennessee, dated November 13, 2014 and recorded on November 17, 2014.
Being the same property conveyed to Christopher Matthew Sobey and Jenna Helmer Sobey, trustees of the Sobey Family Trust dated June 05, 2023 by Quitclaim Deed from Christopher Matthew Sobey and Jenna Michelle Helmer Sobey, husband and wife of record in Instrument No. 20230612-0044632 Register's Office for Davidson County, Tennessee, dated June 05, 2023 and recorded on June 12, 2023.

This is improved property known as **811 Montrose Ave, Nashville, TN 37204.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds themselves, thier heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 7th day of July, 2025.

Sobey Family Trust
dated June 5, 2023

BY: _____
Jenna Helmer Sobey – Trustee

BY: _____
Christopher Matthew Sobey - Trustee

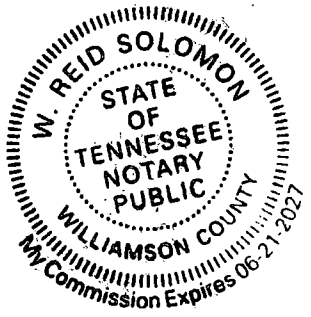
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Jenna Helber Sobey and Christopher Matthew Sobey Trustee's of the Sobey Family Trust, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 7th day of July, 2025.

_____
Notary Public
My Commission Expires: _____

Lenders Title Company File No. 25-002377-524



SP 11/2015