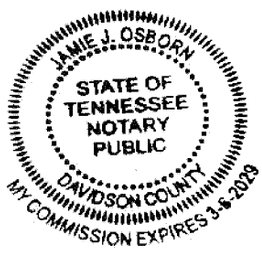
Karen Johnson Davidson County
Batch# 1311730 DEEDWARR
08/19/2025 12:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,269.10
20250819-0066249

# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $343,000.00.

Julie Mears
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF AUGUST, 2025.

Jamie J Osborn
Notary Public

MY COMMISSION EXPIRES: 03/06/2029
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 25-0312

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| John Tyler Horn | Servis First Bank | Map: 150-09-0A-113.00CO |
| (NAME) 1121 Traceton Cir. | (NAME) 2500 Woodcrest Place | |
| (ADDRESS) Antioch, TN 37013 | (ADDRESS) Birmingham AL 35209 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED FORTY-THREE THOUSAND AND NO/100 DOLLARS ($343,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**CORNERSTONE HOMES OF TN, INC.,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**JOHN TYLER HORN, A MARRIED MAN,**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO 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. 267, Plan of Forest View Park, Section VIII, of record in Plat Book 6900, Page 633, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Cornerstone Homes of TN, Inc., by deed from Sherida Howard, unmarried, of record in Instrument No. 20250304-0016204, dated February 27, 2025, Register's Office for said County.

This conveyance is made subject to: (1) 2025 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6900, Page 633, said Register's Office; (3) Quitclaim Deed of common areas to Homeowners Association of record in Book 8083, Page 804, in the Register's Office for Davidson County, Tennessee; (4) TVA Line Easement of record in Book 437, Page 21, Book 7269, Page 389 and Instrument No. 20020911-0110966, in the Register's Office for Davidson County, Tennessee; (5) Right of Way Agreement to Colonial Pipeline Co. of record in Book 4607, Page 484, in the Register's Office for Davidson County, Tennessee; (6) Sewer Easement of record in Book 7582, Page 193 and Book 7640, Page 534, in the Register's Office for Davidson County, Tennessee; (7) Easement to Gulf Interstate Gas Co. of record in Book 2244, Page 13, in the Register's Office for Davidson County, Tennessee; (8) Easement to Columbia Gulf Transmission Co. of record in Book 3463, Page 126, in the Register's Office for Davidson County, Tennessee; (9) Easement to Columbia Pipeline Co. of record in Book 3852, Page 679, in the Register's Office for Davidson County, Tennessee;

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 7079, Page 472, amended in Book 7235, Page 411, Book 7522, Page 905, Book 9029, Page 983, and Book 7079, Page 492, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1121 Traceton Cir., Antioch, TN 37013
(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.

Witness our hands this 14th day of August, 2025.

Cornerstone Homes of TN, Inc.

BY: Hafez Ghobrial
Hafez Ghobrial
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Hafez Ghobrial with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the President respectively of Cornerstone Homes of TN, Inc., the within named bargainer, and corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this, 14th day of August, 2025.

My Commission Expires: 11/2/26

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**Tennessee Certification of Electronic Document**

I, Steven T. Morris, 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 August 14. 2025.

Affiant Signature

19th day of August, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19th day of August, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESHONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028