Karen Johnson Davidson County
Batch# 1316710 DEEDWARR
08/29/2025 04:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20250829-0069585

WARRANTY DEED

GEORGETTE R. KENNEDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29th DAY OF AUGUST, 2025.

Notary Public

MY COMMISSION EXPIRES: 11-08-28
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bobby Horton Jr.	United Community Bank ATTN: DMI Payment Lockbox	
(NAME)	(NAME)	
1501 Pineview Drive	P.O. Box 371306	050030C00200CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	P. Hsburg, PA 15250-7306	
(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, **Ethan Daniels, a married man**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bobby Louis Horton Jr, single man,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit B on the Plan of BELLSHIRE TERRACE / PINEVIEW COTTAGES, a Horizontal Property Regime With Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20250813-0064581, 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 Ethan Daniels, a married man by Warranty Deed from Pamela Polk Brown, married of record in Instrument No. 20241101-0084853 Register's Office for Davidson County, Tennessee, dated October 30, 2024 and recorded on November 01, 2024. *Grantor warrants that this property is not their primary residence, and that said property has been used for investment purposes only and was never used as a marital residence.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded in the Register's Office in Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1501 Pineview Dr. Nashville, TN 37207
(House Number) (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 my hand this 28th day of August, 2025.

Ethan Daniels

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Ethan Daniels**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of August, 2025.

Notary Public

My Commission Expires: 11-21-2027

CHERYL M RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

CERTIFICATE OF AUTHENTICITY

I, John M. Wells do hereby make oath that I am a licensed attorney and/or 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 28, 2025.

Affiant
Date: 8/28/25

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 28th day of August, 2025

Notary Public

My Commission Expires: 11/8/28

