WARRANTY DEED

Karen Johnson Davidson County
Batch # 1320321 **DEEDWARR**
09/09/2025 01 58 50 PM 2 pgs
Fees $13 00 Taxes $3,163 50

20250909-0072101

File No AP-25-10552

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $855,000 00

Casey Lynn Abraham
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5th day of September, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

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

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
Casey Lynn Abraham and Matt Schafer	Legacy Home Loans LLC	
(NAME)	(NAME)	
415 North 17th Street	2 Cadillac Dr.	083-10-0-048 00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Brentwood, TN 37027	
(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, **Devin Horton, unmarried**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Casey Lynn Abraham, an unmarried woman and Matt Schafer, an unmarried man, 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 tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot Nos. 181 and 182 on the Map of McEwen Place, of record in Book 332, page 133, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Devin Horton, unmarried by Warranty Deed from David Wilkerson and Janie Wilkerson, husband and wife of record in Instrument No. 20240513-0034869 Register's Office for Davidson County, Tennessee, dated May 09, 2024 and recorded on May 13, 2024.

This is property more commonly known as 415 North 17th Street, Nashville, TN 37206.

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.

Effective the 5th day of September, 2025.

Devin Horton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of September, 2025, before me personally appeared Devin Horton, 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 September, 2025.

Notary Signature
My commission expires: May 8, 2028



Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #. B-ORE-25-415