Karen Johnson Davidson County
Batch# 1338682 DEEDWARR
10/27/2025 11:18:30 AM 2 pgs
Fees: $13.00 Taxes: $1,480.00
20251027-0085169

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $400,000.00

Affiant

Subscribed and sworn to before me, this the 22nd day of October, 2025.

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Devin Lee Horton	**New Owner**	082-04-0-046.00
1115 North 7th Street		
Nashville, TN 37207		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **STEPHEN BRETT SAVAGE, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DEVIN LEE HORTON, AS SINGLE MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR 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 the North 21 feet of Lot No. 231 and the South 20 feet of Lot No. 232, on the Map of Oakwood Park, of record in Plat Book 421, Page 12, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to David Kieley, single man by Warranty Deed from Jessica D. Brand, married, formerly known as Jessica D. Boyer of record in Instrument No. 20150424-0037065 Register's Office for Davidson County, Tennessee, dated April 24, 2015 and recorded on April 24, 2015.

Being the same property conveyed to Stephen Brett Savage by Warranty Deed from David Kieley, a single man of record in Instrument No. 20240620-0046029 Register's Office for Davidson County, Tennessee, dated June 13, 2024 and recorded on June 20, 2024.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 1115 North 7th Street, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 17th day of October, 2025.

Stephen Brett Savage

Stephen Brett Savage

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Stephen Brett Savage, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 17th day of October, 2025.

Notary Public

My Commission Expires: 11-8-28

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/08/2028
DAVIDSON COUNTY

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Alli Pinkston, 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 October 24, 2025.

Date

Affiant Signature

10/24/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24 day of October, 2025.

Notary's Signature

My Commission Expires: May 8, 2028
Date

Notary's Seal (if on paper)

Andrew Sisco
State of Tennessee
Notary Public
Davidson County

202510270085169