WARRANTY DEED

Karen Johnson
Batch # 1342845
11/07/2025 01:54:55 PM
Fees: $13.00 Taxes: $767.75

Davidson County
DEEDWARR
2 pgs

20251107-0088973

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $207,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF NOVEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 7-2-29

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
On The Horizon Homes LLC	**SAME AS NEW OWNER**	
(NAME)	(NAME)	**083072N00100CO**
1001 N 6th Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **GENEVA C. PERRY, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ON THE HORIZON HOMES LLC, A NEVADA LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being known and designated as Unit A 934 Crescent Hill Road, established pursuant to the Declaration of Covenants, Conditions and Restrictions for Ninehundredthirtyfour Crescent Hill Road, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20251021-0083642, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration, all to which reference is hereby made for a more complete description.

Being the same property conveyed to Charles H. Perry, Jr. and wife, Geneva C. Perry by Warranty Deed from Sheila R. Kendrick Myles (formerly Sheila R. Kendrick) and husband, Oscar Myles of record in Book 7401, page 179, Register's Office for Davidson County, Tennessee, dated November 09, 1987 and recorded on November 12, 1987.

Being the same property conveyed to Geneva C. Perry by Quitclaim Deed from Charles H. Perry, Jr. of record in Book 11282, page 521, Register's Office for Davidson County, Tennessee, dated December 29, 1998 and recorded on January 05, 1999.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years.
- All matters shown on the Plan of record in Plat Book 2133, Page 1, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2089, Page 294 and Book 3067, Page 362, in the Register's Office for Davidson County, Tennessee.
- Easements of record in Book 2087, Page 541, in the Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20251021-0083642, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **934 Crescent Hill Rd, Nashville, Tennessee 37206**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 4th DAY OF NOVEMBER, 2025.

Geneva C. Perry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 4th of November, 2025.

Notary Public
My Commission Expires: 7-2-29
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212