THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell & Alexander Title Services, Inc.
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

Address New Owner(s) as follows:

Howard Wilson Horner and Anita Ann
Horner Living Trust
301 Fannin Drive
Goodlettsville, Tennessee 37072

Send Tax Bill to:
Owner

Map-Parcel Number:
Map 18-12
Parcel 38
GO 12947

State of Tennessee
County of Williamson

The Actual Consideration or Value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 4th day of December 2025.

Notary Public

My Commission Expires: 9/21/26

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 1353931 DEEDQC
12/04/2025 02:25:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20251204-0096592

QUIT CLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **HOWARD WILSON HORNER AND ANITA ANN HORNER,** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUIT CLAIM UNTO **THE HOWARD WILSON HORNER AND ANITA ANN HORNER LIVING TRUST,** HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTTENANCES THERETO LOCATED IN ~~SUMNER~~ Davidson COUNTY, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

Said property is conveyed also subject to such other limitations, restrictions, and encumbrances as may affect the premises.

The property is located at and commonly known as 301 Fannin Drive, Goodlettsville, Tennessee 37072.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITILE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFROMATION PROVIDED.

IN WITNESS WHEREOF, the undersigned have executed this instrument this 4th day of December 2025.

Howard Wilson Horner

Howard Wilson Horner

Anita Ann Horner

Anita Ann Horner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Howard Wilson Horner and Anita Ann Horner,** the Grantors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of December 2025.

Commission Expires: 9/21/26

Notary Public

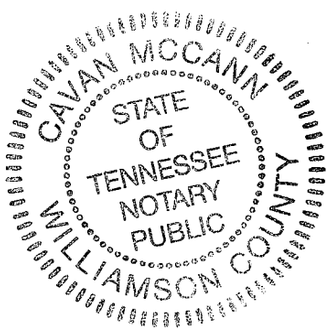


Exhibit A

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Mansker Heights, as of record in Book 2900, page 10, said Register's Office.

Beginning at a point in the west margin of Fannin Drive at the corner of Lots 19 and 20; thence with the line between said lots westerly 268.8 feet to a point; thence northerly 155 feet to the south margin of Dorr Drive; thence with the margin of the same, easterly 243.3 feet to the beginning of a curve; thence around said curve, southeasterly 39.27 feet to the west margin of Fannin Drive; thence with the margin of the same, southerly 130 feet to the point of beginning.

Being the same property conveyed to Wilson Horner (aka Howard Wilson Horner) and wife, Anita Horner (aka Anita Ann Horner) by Warranty Deed from G. Garland Sieben and wife, Beulah H. Sieben of record in Book 6801, page 514, Register's Office for Davidson County, Tennessee.

202512040096592

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 12/4/25. (date of document).

Affiant Signature

12/4/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 4 day of Dec., 2025

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

