Karen Johnson Davidson County
Batch# 1363026 DEEDWARR
12/30/2025 01:42:30 PM 3 pgs
Fees: $18.00 Taxes: $4,070.00
20251230-0103730

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Alexander Lyford Newman 4144 Outer Drive Nashville, TN 37204	PNC Bank PO Box 8800 Dayton, OH 45482	132 05 0F 001.00

38994

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Adam Horn and Ilana Horn, husband and wife** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Alexander Newman, unmarried** ("Grantee") all of our/my right, title and interest in and to that certain real property known as 4144 Outer Drive, Nashville, TN 37204 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 4144, together with the appurtenant interest in the common elements of Outer Drive II Townhomes horizontal property regime with private elements established by Master Deed, of record in Instrument No. 20061130-0147977, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit "B" to the aforementioned Master Deed and being located upon Lot No. 7 and the westerly half of Lot No. 8 in the Plan of Rolling Meadows of record in Plat Book 1424, Pages 98 and 99, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Adam Horn and Ilana Horn, husband and wife, by Warranty Deed from Charles F. McCallum, III and Patricia Benson McCallum, husband and wife, dated December 31, 2008, and recorded on July 02, 2009, in Instrument No. 20090702-0061920, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 4144 Outer Drive, Nashville, TN 37204.

This conveyance is subject to all restrictions, easements and planning documents of record.

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.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 22nd day of December, 2025.

Adam Horn

Ilana Horn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of December, 2025, before me personally appeared Adam Horn and Ilana Horn, 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 22nd day of December, 2025.

Notary Signature
My commission expires: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp. 2/27/2029
COUNTY OF SUMNER

AFFIDAVIT OF VALUE

STATE OF Tennessee)
COUNTY OF Davidson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,100,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Alexander Newman
AFFIANT

Sworn to and subscribed before me this 23rd day of December, 2025

Notary Public
My commission expires: 12/09/2028

DIONNE CARVER
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/09/2028
COUNTY OF WILLIAMSON

Tennessee Certification of Electronic Document

I, George Mudter, 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 12/22/25 (date of document).

Affiant Signature

12/29/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29 day of December, 2025.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

