Karen Johnson Davidson County
Batch# 1383723 DEEDWARR
02/20/2026 10:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,487.40
20260220-0013619

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 402,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of February, 2026.

Notary Public

COMMISSION EXPIRES: _____

ANNA N. DOLAN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp:
July 17, 2028
COUNTY OF WILLIAMSON

(Affix Seal)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
The Horner Family Trust	**New Owners**	104 14 0 121.00
(NAME)	(NAME)	
1401 Coleman Ave.		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064		
(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, **we, Jose Roberto Martinez Parachini and Judit Karacsonyi, husband and wife** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeffrey S. Horner and Nicole C. Horner, Trustees of The Horner Family Trust u/a/d June 2, 2003 as Amended and Restated on December 21, 2006,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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, TO-WIT:

Land in Davidson County, Tennessee, being Lot 1-A on the Plan of James R. Knight Subdivision, Zone Lot Division of Lot 1 and 2, of record in Plat Book 6050, Page 162, amended in Plat Book 6250, Page 758, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jose Roberto Martinez Parachini and Judit Karacsonyi, husband and wife, by Warranty Deed from Monica C. Kraus and Leland Kraus, wife and husband, recorded in Instrument Number 20200626-0069535, DATED June 26, 2020, recorded June 26, 2020, in the Official Records of Davidson County, Tennessee.

Anthony N. Greco executes this instrument as Attorney in Fact on behalf of Jose Roberto Martinez Parachini and Judit Karacsonyi, husband and wife, pursuant to the Power of Attorney recorded in Instrument No. 20260219-0013286 Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 2812B Westwood Avenue (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) 37212 (Postal Zip)

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, successors 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, successors 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 our hands this 20th day of February, 2026.

Jose Roberto Martinez Parachini
by Anthony N. Greco, Attorney-In-Fact

Judit Karacsonyi
By Anthony N. Greco, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Anthony N. Greco and who, upon **his/her** oath acknowledged **himself/herself** to be the Attorney-In-Fact for the within named Jose Roberto Martinez Parachini, being authorized to act on behalf of said person, he/she executed the foregoing instrument as **his/her** free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 20th day of February, 2026.

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 5, 2027

Notary Public

My Commission Expires:

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Anthnoy N. Greco and who, upon **his/her** oath acknowledged **himself/herself** to be the Attorney-In-Fact for the within named Judit Karacsonyi, being authorized to act on behalf of said person, he/she executed the foregoing instrument as **his/her** free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 20th day of February, 2026.

Notary Public

My Commission Expires:

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 5, 2027

Certificate of Authenticity

I, Scott Hubbard, 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 2/20/26.

Date

Affiant Signature

February 20, 2026

State of TN
County of Williamson

Sworn to and subscribed before me this 20th day of February, 2026

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

