WARRANTY DEED

Karen Johnson Davidson County
Batch # 1392672 DEEDWARR
03/13/2026 02:27:52 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00

20260313-0020221

W-DTR-26-1517

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF MARCH, 2026.

Notary Public

MY COMMISSION EXPIRES: 5/6/28

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2028

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)	**072-14-0-132.00**
1412 Franklin Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **CHRISTOPHER KEVIN DAVIS, 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 Lot No. 10 on the Plan of H. W. Ward's Subdivision of Part of Brownsville of record in Book 974, Page 4, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Christopher Kevin Davis, an unmarried man by Quit Claim Deed from Christopher Kevin Davis, an unmarried man, and Ashley Renee Green, an unmarried woman, who acquired title as husband and wife, of record in Instrument No. 20210614-0079637 Register's Office for Davidson County, Tennessee, dated March 26, 2021 and recorded on June 14, 2021.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years.
- All matters shown on the Plan of record in Plat Book 974, Pages 4 and 24, 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: **1517 Ward Avenue, 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 12th DAY OF MARCH, 2026.

Christopher Kevin Davis

Christopher Kevin Davis

STATE OF NEW YORK
COUNTY OF CLINTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTOPHER KEVIN DAVIS, 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 12th of March, 2026.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

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

CERTIFICATE OF AUTHENTICITY

I, Kara Wall, 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 3/12/26.

Date

Affiant Signature

3/12/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12th day of March, 20 26.

Notary's Signature

My Commission Expires: 6/8/28

Date

Notary's Seal (if on paper)

