Karen Johnson Davidson County
Batch # 1393123 DEEDWARR
03/16/2026 09:42:13 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260316-0020500

Map & Parcel: 105 07 3P 002.00

Prepared by and return to:
PATTERSON BRAY PLLC
8001 Centerview Parkway, Ste. 103
Memphis, Tennessee 38018
(901) 372-5003

WARRANTY DEED

Property Address & New Owner:
ANDREW D. HOROWITZ, Trustee of the
ANDREW D. HOROWITZ
REVOCABLE LIVING TRUST
616B Hamilton Avenue
Nashville, TN 37203

Mail Tax Statement to:
Andrew D. Horowitz
616B Hamilton Avenue
Nashville, TN 37203

The GRANTOR, **ANDREW HOROWITZ, unmarried man,** for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, does hereby bargain, sell, convey, and confirm the below-described property to:

ANDREW D. HOROWITZ, Trustee of the
ANDREW D. HOROWITZ REVOCABLE LIVING TRUST,
dated March 5, 2026

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 616B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 616 Hamilton Avenue, a Horizontal Property Regime with Private Elements of record as Instrument No. 20170807-0080742 and being shown on Plat attached thereto as Exhibit "B", 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 ANDREW HOROWITZ, unmarried man, by Warranty Deed of record at Instrument No. 20210527-0071653 in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all applicable governmental and/or zoning and all matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Trustee or any Successor Trustees and assigns in fee simple forever.

The Grantor does hereby covenant with said Trustee or any Successor Trustees that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; and that he warrants and will forever defend against the lawful claims of all persons the title and quiet possession thereto.

SAID TRUSTEE OR ANY SUCCESSOR TRUSTEES TO HAVE the full power to sell, mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

No abstract or survey was furnished for preparation of this instrument.

The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

IN TESTIMONY WHEREOF, this instrument has been executed this 5th day of March, 2026, by the undersigned.

ANDREW HOROWITZ

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared **ANDREW HOROWITZ**, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 5th day of March, 2026.

NOTARY PUBLIC

My Commission Expires: _____

LARRY R. BRAY STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMMISSION EXPIRES 2-14-2026

THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN TENN. CODE ANN. § 67-4-409(a)(1)(C)(vi).

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Ten Dollars ($10.00).

_____

AFFIANT

Subscribed and sworn to before me this 5th day of March, 2026.

_____

NOTARY PUBLIC

My Commission Expires: _____

