Karen Johnson Davidson County
Batch# 1397807 DEEDWARR
03/26/2026 03:17:30 PM 3 pgs
Fees: $18.00 Taxes: $2,109.00
20260326-0024234

WARRANTY DEED

PATRICIA L. HURTT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires 02/18/2029

File No. PA-26-1598

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $570,000.00

David Thomson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of March, 2026

Patricia L Hurtt
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brooke Horohoe and Francis John Horohoe, III	NEW OWNER	
(NAME)	(NAME)	
1709A Porter Road		072-16-1F-001.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, I/we, **Garrett M. Cote, an unmarried man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Francis John Horohoe, III and Brooke Alexandra Horohoe, husband and wife**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit A, at Homes at 1709 Porter, a Horizontal Property Regime with Private Elements of record in Instrument No. 20200320-0030804 and being shown on Plat attached thereto as Exhibit " B", Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Garrett M. Cote, an unmarried man by Warranty Deed from Chris Thomas Homes, LLC, of record in Instrument No. 20221123-0124093 Register's Office for Davidson County, Tennessee, dated November 22, 2022 and recorded on November 23, 2022.

This is property more commonly known as 1709A Porter Road, Nashville, TN 37206.

Witness my/our hand this 26th day of March, 2026.

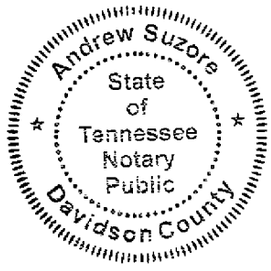
Garrett M. Cote

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of March, 2026, before me personally appeared Garrett M. Cote, 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 26th day of March, 2026.

Notary Signature
My commission expires: May 8. 2028



Tennessee Certification of Electronic Document

I, Michelle W. Kendig, 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 3/26/26 (date of document).

Michelle W Kendig
Affiant Signature

3/26/26
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 26 day of March, 2026.

Patricia L Hurtt
Notary's Signature

My Commission Expires: 2/18/29

Notary's Seal

