Name and Address of New Owner:
Jasmine Horton
200 Morganmeade Court
Nashville, TN 37216

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Nikki Cunningham
Ready Now Title Services, LLC
131 Indian Lake Boulevard
Suite 100-B
Hendersonville, TN 37075

Karen Johnson Davidson County
Batch# 1402315 DEEDWARR
04/07/2026 08:03:30 AM 4 pgs
Fees: $23.00 Taxes: $925.00
20260407-0027564

Map & Parcel No: 059-15-0-073

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Nayasha Farrior, a married person, Julian Walker, an unmarried person, and Travis Walker, a married person**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jasmine D. Horton, an unmarried woman** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 127 on the Plan of Haynes Manor, Section I, as of record in Book 3600, page 85, Register's Office for said County.

Said lot fronts 65 feet on the northwesterly side of Vanderhorst Drive and runs back between parallel lines, 135 feet to a dead line.

Being the same property conveyed to Roderick C. Spencer and wife, Charlene Ross Spencer, by Corporate Warranty Deed from H. & W. Builders, Inc., a Tennessee Corporation of record as Book 4059 Page 887 in the Register's Office for Davidson County, Tennessee, dated September 19, 1966, and recorded on September 22, 1966. Roderick C. Spencer died on September 22, 2014, leaving spouse, Charlene Ross Spencer, as the remaining tenant by entirety. Charleene Ross Spencer died testate on August 21, 2025, her will being probated at Docket No. 26P7 in the Probate Court of Davidson County, Tennessee. Her heirs at law being Deborah R. Walker. Deborah R. Walker died intestate on November 14, 2025. Affidavit of hership of record for Deborah R. Walker of record at Instrument No. 20260330-0025228 and 20260330-0025229.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as 718 Vanderhorst Drive, Nashville, TN, 37207

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 30th day of March, 2026.

Nayasha Farrior by Travis Walker, Attorney-In-Fact (SEAL)
Nayasha Farrior by Travis Walker, Attorney-In-Fact

Julian Walker by Travis Walker, Attorney-In-Fact (SEAL)
Julian Walker by Travis Walker, Attorney-In-Fact

(SEAL)
Travis Walker

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 30th day of March, 2026, before me personally appeared Travis Walker, 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 30th day of March, 2026.

Notary Signature
My commission expires: 9/27/26

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

State of Tennessee
County of Davidson

On this 30th day of March, 2026, before me personally appeared Travis Walker, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Nayasha Farrior and Julian Walker and who acknowledged that he/she executed the same as the free act and deed of Nayasha Farrior and Julian Walker.

Notary Signature
My commission expires: 9/27/26

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under 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 $250,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Notary ~~Notary~~ AFFIANT

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 30th day of March, 2026.

Notary Signature
My commission expires: 10/4/2027

Ryan Beane
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

Tennessee Certification of Electronic Document

I, Ryan Beare, 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 3/30/2026 (date of document).

Affiant Signature

4/1/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1st day of April, 2026.

Notary's Signature

My Commission Expires

MY COMMISSION EXPIRES: July 6, 2027

NOTARY'S SEAL

APRIL G NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY