WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

W-DM-26-6413

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $699,999.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF JUNE, 2026.

Notary Public

MY COMMISSION EXPIRES: 7-2-29

(AFFIX SEAL)

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)	**102-08-0-024.00**
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, **CRAIG R. GABBERT, UNMARRIED,** 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:

BEING A PARCEL OF LAND IN THE 20TH COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE. BOUNDED ON THE NORTH BY THE SOUTHERLY MARGIN OF LANSING DRIVE. BOUNDED ON THE EAST BY THE ERIC CONN FISHBURN, ET UX PROPERTY AS OF RECORD IN INSTRUMENT NO. 202204140043297-R.O.D.C., TN. BOUNDED ON THE SOUTH BY THE THOMAS O. MCINTIRE, ET UX PROPERTY AS OF RECORD IN DEED BOOK 11360, PAGE 592 – R.O.D.C., TN. AND THE MICHAEL J. MIHALKO & KELLY A. IAMAIO AS OF RECORD IN DEED BOOK 9115, PAGE 947-R.O.D.C., TN. AND THE KATHLEEN A. DAVIDSON TRUST AS OF RECORD IN INSTRUMENT NO. 202412310101585-R.O.D.C., TN. BOUNDED ON THE WEST BY THE BRENT LEE MATTHEWS, ET UX PROPERTY AS OF RECORD IN INSTRUMENT NO. 201707030066980-R.O.D.C., TN. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND, SAID POINT BEING THE NORTHEAST CORNER OF THE BRENT LEE MATTHEWS, ET UX PROPERTY AS OF RECORD IN INSTRUMENT NO. 201707030066980-R.O.D.C., TN AND BEING THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, WITH THE SOUTHERLY MARGIN OF LANSING DRIVE AND A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 07 DEGREES 04 MINUTES 27 SECONDS, A RADIUS OF 750.00', AN ARC LENGTH OF 92.60', AND A CHORD BEARING AND DISTANCE OF NORTH 50 DEGREES 33 MINUTES 01 SECONDS EAST, 92.54';

THENCE, WITH A COMPOUND CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 59 DEGREES 21 MINUTES 30 SECONDS, A RADIUS OF 25.00', AN ARC LENGTH OF 25.90', AND A CHORD BEARING AND DISTANCE OF NORTH 83 DEGREES 46 MINUTES 00 SECONDS EAST, 24.76',;

THENCE, WITH A REVERSE CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 52 DEGREES 28 MINUTES 34 SECONDS, A RADIUS OF 70.00', AN ARC LENGTH OF 64.11', AND A CHORD BEARING AND DISTANCE OF NORTH 87 DEGREES 12 MINUTES 28 SECONDS EAST, 61.89';

THENCE, A COMMON LINE WITH THE ERIC CONN FISHBURN, ET UX PROPERTY AS OF RECORD IN INSTRUMENT NO. 202204140043297-R.O.D.C., TN. SOUTH 27 DEGREES 29 MINUTES 34 SECONDS EAST, 308.00' TO AN IRON PIN FOUND;

THENCE, A COMMON LINE WITH THE THOMAS O. MCINTIRE, ET UX PROPERTY AS OF RECORD IN

Karen Johnson Davidson County
Batch # 1436602 DEEDWARR Warranty Deed
06/22/2026 01:52:45 PM 2 pgs
Fees: $13.00 Taxes: $2,590.00
20260622-0056074

DEED BOOK 11360, PAGE 592 – R.O.D.C., TN. AND THE MICHAEL J. MIHALKO & KELLY A. IAMAIO AS OF RECORD IN DEED BOOK 9115, PAGE 947-R.O.D.C., TN.SOUTH 19 DEGREES 00 MINUTES 11 SECONDS WEST, 55.58' TO AN IRON PIN FOUND;

THENCE, A COMMON LINE WITH THE KATHLEEN A. DAVIDSON TRUST AS OF RECORD IN INSTRUMENT NO. 202412310101585-R.O.D.C., TN NORTH 84 DEGREES 20 MINUTES 20 SECONDS WEST, 63.04' TO AN IRON PIN FOUND;

THENCE, NORTH 40 DEGREES 40 MINUTES 58 SECONDS WEST, 336.33' TO THE POINT OF BEGINNING.

CONTAINING, 45,472 SQUARE FEET OR 1.04 ACRES, MORE OR LESS

Being the same property conveyed to Craig R. Gabbert, unmarried by Warranty Deed from Barry Mitchell Bilbro, Jr. and Spouse Susan Bilbro of record in Instrument No. 20151118-0117083 Register's Office for Davidson County, Tennessee, dated November 16, 2015 and recorded on November 18, 2015.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years.
- All matters shown on the Plan of record in Plat Book 2133, Page 68, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2200, Page 490, in the 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: **6413 Lansing Drive, Nashville, Tennessee 37209**.

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 18th DAY OF JUNE, 2026.

Craig R. Gabbert

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CRAIG R. GABBERT, 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 18th of June, 2026.

Notary Public
My Commission Expires: 02/05/2030
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/05/2030
WILLIAMSON COUNTY

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