WARRANTY DEED

Karen Johnson
Batch # 1440582
06/30/2026 01:07:01 PM
Fees: $13.00 Taxes: $3,145.00

Davidson County
DEEDWARR
2 pgs

20260630-0059076

W-DM-26-1607-1609

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $850,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF JUNE, 2026.

Notary Public

MY COMMISSION EXPIRES: 05/08/28

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE 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)	
1412 Franklin Ave		**083-02-0-375.00 AND 083-02-0-167.00**
(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, **1607 BENJAMIN ST, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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:

Property 1(1607 Benjamin St)

Being all of Lot No 51 on the map showing SUBDIVISION OF LOTS NO. 8, 9, 10 AND PART OF LOT NO. 7 IN BLOCK A, LOTS NO. 13-14 IN BLOCK B, ALL OF BLOCK C IN SUBDIVISION OF WEAKLEY PLACE, as of record in Book 547, Page 12, Register's Office for Davidson County, Tennessee.

Property 2(1609 Benjamin St)

Being all of Lot No 50 on the map showing SUBDIVISION OF LOTS NO. 8, 9, 10 AND PART OF LOT NO. 7 IN BLOCK A, LOTS NO. 13-14 IN BLOCK B, ALL OF BLOCK \'d1 IN SUBDIVISION OF WEAKLEY PLACE, as of record in Book 547, Page 12, Register's Office for Davidson County, Tennessee.

Property 1(1607 Benjamin St)

Being the same property conveyed to 1607 BENJAMIN ST LLC, a Tennessee limited liability company by QUITCLAIM DEED TO RE-ESTABLISH ORIGINAL LOT LINES deed from 1607 BENJAMIN ST LLC, a Tennessee limited liability company of record in Instrument No. 20260413-0029802 Register's Office for Davidson County, Tennessee, dated 4/13/2026 and recorded on 4/13/2026.

Property 2(1609 Benjamin St)

Being the same property conveyed to 1607 BENJAMIN ST LLC, a Tennessee limited liability company by QUITCLAIM DEED TO RE-ESTABLISH ORIGINAL LOT LINES deed from 1607 BENJAMIN ST LLC, a Tennessee limited liability company of record in Instrument No. 20260413-0029802 Register's Office for Davidson County, Tennessee, dated 4/13/2026 and recorded on 4/13/2026.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years.
- All matters shown on the Plan of record in Plat Book 547, Page 12, Register's Office for Davidson County, Tennessee.
- Restrictive Covenants for Accessory Dwelling, Detached Structure of record in Instrument Number 20240930-0075367, in the Register's Office for Davidson County, Tennessee.
- ACCESS EASEMENT AND MAINTENANCE AGREEMENT FOR DRIVEWAY AND FENCE ENCROACHMENT of record in Instrument Number 20260402-0026828, 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: **1607 Benjamin St and 1609 Benjamin St, 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 26th DAY OF JUNE, 2026.

1607 Benjamin St, LLC

BY: _____
William Bradford Barron
Authorized Signatory

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM BRADFORD BARRON, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED SIGNATORY of 1607 BENJAMIN ST, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED SIGNATORY executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 26th of June, 2026.

_____
Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

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