Karen Johnson Davidson County
Batch# 1442988 DEEDWARR
07/07/2026 01:46:30 PM 3 pgs
Fees: $18.00 Taxes: $828.80
20260707-0061169

This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite #102
Nashville, TN 37212
File Number: 4-9547-TM

This instrument was prepared from information furnished by the parties. Momentum Title, LLC has not examined title or reviewed any survey on behalf of the Grantee and assumes no responsibility for matters that a title examination or survey would have disclosed.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $224,000.00.

Affiant

Subscribed and sworn to before me, this the 1st day of July, 2026.

CHRISTEN T. RABE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public
My Commission Expires: 1/30/27

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Ryan D. Sousa 103 Cedarwood Lane Madison, TN 37115	**New Owner Property**	043 02 0A 103 00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Christopher Hornsby, a married man** (individually and/or collectively, "Grantor"), transfer and convey unto **Ryan D. Sousa, a single man** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Certain real property situate in Davidson County, Tennessee, and being Lot No. 103 on the Plan of PHASE ONE SITE PLAN CEDARWOOD COURTYARD HOMES as of record in Plat Book 5200, Pages 60 and 61, as clarified in Book 5497, Page 800, Register's Office for Davidson County, Tennessee, together with the appurtenant interest in the Common Areas and Limited Common Areas of Cedarwood Courtyard Homes, to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Christopher Hornsby, single man, by Warranty Deed from Tennessee Housing Development Agency, of record in Instrument No. 20221214-0129546, in the Register's Office of Davidson County, Tennessee, dated December 09, 2022, and recorded on December 14, 2022.

Abigail Hornsby joins in the conveyance for the express purpose of relinquishing all her right, title and interest to said property, marital or otherwise.

This is improved property located at: **103 Cedarwood Lane, Madison, TN 37115**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of July, 2026.

GRANTOR:

Christopher Hornsby

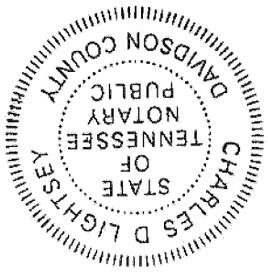
Abigail Hornsby

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Christopher Hornsby and Abigail Hornsby, the within named bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 1st day of July, 2026.

Notary Public
My Commission expires: 7/22/30



Certificate of Authenticity

I, Krystal Schuster, 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 **7/1/26**.

Date

Affiant Signature

7/1/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **1** day of **July**, 20**26**.

Notary's Signature

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1/30/27

Date

Notary's Seal (if on paper)