Karen Johnson Davidson County
Batch# 1470416 DEEDWARR
09/09/2026 09:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,479.63
20260909-0083434

**WARRANTY DEED**

ALLI PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

File No. AP-26-3749

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of September, 2026

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 |
|---|---|---|
| Alice Coke | New owner | |
| (NAME) | (NAME) | |
| 905 North 12th Street, #D | | 083-05-0J-004.00-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, **905 N 12th LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alice Coke, an unmarried woman**, 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:

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

**Being Unit No. 4, as shown on the Plan attached to the Declaration of Covenants, Conditions and Restrictions for Ninehundredfive North Twelfth Street, a Horizontal Property Regime with Private Elements of record in Instrument No. 20211220-0167976 amended in 20230605-0042449, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

**Being a portion of the same property conveyed to Chris Wright, single and David Morgan, single, as Tenants in common by Warranty Deed from Jeffrey L. Hale and wife, Mary Lou Hale of record in Instrument No. 20210713-0094069 Register's Office for Davidson County, Tennessee, dated July 09, 2021 and recorded on July 13, 2021.**

**Being a portion of the same property conveyed to 905 N 12th LLC, a Tennessee Limited Liability Company by Quit Claim Deed from Chris Wright and David Morgan of record in Instrument No. 20231106-0086587 Register's Office for Davidson County, Tennessee, dated November 02, 2023 and recorded on November 06, 2023.**

**This is property more commonly known as 905 North 12th Street, #D, Nashville, TN 37206.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 this 3rd day of September, 2026.

905 N 12th LLC, a Tennessee Limited Liability Company

By: David Morgan, Manager
David Morgan, Authorized Agent

By: On the Horizon Homes LLC, Member

David Morgan, Manager
David Morgan, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the state and county mentioned, personally appeared David Morgan of 905 N 12th LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Agent of 905 N 12th LLC, the within named bargainor, a Limited Liability Company, and that such David Morgan of 905 N 12th LLC as such Authorized Agent executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent

Witness my hand and seal, this 3rd day of September, 2026.

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

Notary Signature

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the state and county mentioned, personally appeared David Morgan of On the Horizon Homes, LLC, Member 905 N 12th LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Member of On the Horizon Homes, LLC, Member of 905 N 12th LLC, the within named bargainor, a Limited Liability Company, and that such David Morgan, Sole Member of On the Horizon Homes, LLC, Member of 905 N 12th LLC as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, this 3rd day of September, 2026.

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

Notary Signature

Certificate of Authenticity

I, Alli Pinkston, 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 **September 3, 2026**.

Date

Alli P

Affiant Signature

**9/8/26**

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **8** day of **September**, 20____.

Notary's Signature

My Commission Expires: May 8, 2029

Date

Notary's Seal (if on paper)

Andrew Suzore
State of Tennessee Notary Public
Davidson County

202609090083434