Karen Johnson Davidson County
Batch# 401602 DEEDWARR
05/18/2020 10:17:50 AM 4 pgs
Fees: $23.00 Taxes: $503.20
20200518-0051167

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Nos.
KATHLEEN J. SCHOENFELDER ORR 313 Harbor Village Drive Madison, Tennessee 37115	Same	034-07-0A-085.00 CO

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARK S. ORR, A ONE-THIRD PERCENT UNDIVIDED INTEREST, WADE ORR, A ONE-SIXTH PERCENT UNDIVIDED INTEREST AND KIRSTEN EVERHART, A ONE-SIXTH PERCENT UNDIVIDED INTEREST,** have this day bargained and sold, and do hereby transfer and convey unto the said **KATHLEEN J. SCHOENFELDER ORR, a single woman,** the Grantee herein, her (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Unit No. 67 as shown on the Exhibit to the Declaration of Covenants, Conditions and Restrictions for Harbor Village, Phase IV, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20030611-0080857 and amended in Instrument No. 20030723-0102986 and Instrument No. 20050120-0007505, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description for said Unit.

Being the same property conveyed to M. JAYNE ORR, by deed from NEWMARK HOMES, L.P., of record in Instrument No. 20051227-0154330, dated November 14, 2005, said Register's Office. M. Jayne Starkweather Orr died testate on or about June 28, 2018. Pursuant to the Order interpreting the will dated March 21, 2019, of record in Docket No. 83CH1-2018-PR-471 in the Chancery Court for Sumner County, Tennessee, Probate Division, said property is devised to Kathleen J. Schoenfelder Orr, a one-third percent undivided interest, Mark S. Orr, a one-third percent undivided interest, Wade Orr, a one-sixth percent undivided interest and Kirsten Everhart, a one-sixth percent undivided interest.

This property is not, nor has it ever been, a marital residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. §26-2-307 or other similar statute.

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is **$136,000.00**.
Subscribed and sworn to before me,
this 12 day of May, 2020.
My Commission Expires: 12/23/2020

Affiant

Notary Public

RUSSELL E. FREEMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

This is improved property located at 313 Harbor Village Drive, Madison, Davidson County, Tennessee 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, her (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, her (successors), heirs and assigns, against the lawful claims of all persons.

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.

Witness our hands this 12 day of May, 2020.

MARK S. ORR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Russell E. Freeman, a Notary Public in and for said County and State, **MARK S. ORR**, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 12 day of May, 2020.

RUSSELL E. FREEMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

NOTARY PUBLIC

My Commission Expires: 12/23/2020

KIRSTEN EVERHART

STATE OF WA
COUNTY OF Kitsap

Personally appeared before me, Christy Fox, a Notary Public in and for said County and State, **KIRSTEN EVERHART**, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Poulsbo, WA, this the 27 day of April, 2020.

NOTARY PUBLIC

CHRISTIE C FOX
NOTARY PUBLIC #164901
STATE OF WASHINGTON
MY COMMISSION EXPIRES
06-01-22

My Commission Expires: 06/01/2022

WADE ORR

STATE OF WA
COUNTY OF Kitsap

Personally appeared before me, Christie Fox, a Notary Public in and for said County and State, **WADE ORR**, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Poulsbo, WA, this the 27 day of April, 2020.

CHRISTIE C FOX
NOTARY PUBLIC #164901
STATE OF WASHINGTON
MY COMMISSION EXPIRES
06-01-22

NOTARY PUBLIC

My Commission Expires: 06/01/2022