Karen Johnson Davidson County
Batch# 455211 DEEDWARR
08/12/2020 11:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20200812-0089909

WARRANTY DEED

Amelia Swanson State of Tennessee Notary Public Williamson County

MST 2020-1248

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$410,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF AUGUST, 2020

Notary Public

MY COMMISSION EXPIRES: 4/24/2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Musheda Haji	F+M Bank	**181-10-0A-304.00-CO**
(NAME)	(NAME)	
7545 Oakledge Drive	10 Cadillac Dr. Ste. 100	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(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, WE, **Kyle Orser and Tera Orser, husband and wife as tenants by the entirety,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Musheda Haji,** Unmarried Woman, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 1031 on the Plan of Final Plat of Autumn Oaks Subdivision, Phase 10B, a Cluster Subdivision of record in Plat at Instrument No. 20140331-0026145, 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 the same property conveyed to Kyle Orser, unmarried and Tera Todd, unmarried, as tenants in common with rights of survivorship by Special Warranty deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20141104-0101579 Register's Office for Davidson County, Tennessee, dated October 29, 2014 and recorded on November 04, 2014.

Being the same property conveyed to Kyle Orser and Tera Orser, husband and wife as tenants by the entirety by Quitclaim deed from Kyle Orser and Tera Orser, husband and wife who acquired title as Kyle Orser, unmarried and Tera Todd, unmarried, as tenants in common with rights of survivorship of record in Instrument No. 20170106-0001791 Register's Office for Davidson County, Tennessee, dated December 13, 2016 and recorded on January 06, 2017.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2020, a lien not yet due and payable. Subject to all matters shown on the Plan of record as Instrument Number 20140331-0026145, Register's Office of Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20010912-0099443, as amended in Instrument No. 20030513-0064238, Instrument No. 20100414-0028160 and Instrument No. 20101206-0096935, , Register's Office for Davidson County, Tennessee. Restrictions of record in Book 6704, Page 397, Book 6704, page 405 and Book

6968, Page 30, in the Register's Office for Davidson County, Tennessee. Charter of Autumn Oaks Homeowner's Association, Inc. of record in Instrument Number 20010912-0099442, in the Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 9343, Page (s) 196 & 199, Book 11217, Page 799, and Book 7515, page 298, in the Register's Office for Davidson County, Tennessee. Ingress & Egress to Cemetery of record in Book 261, Page 284, and Book 6704, Page 397, in the Register's Office for Davidson County, Tennessee. Stormwater Detention Agreement of record in Instrument Number 20030110-0004645, Instrument No. 20040128-0010895 and Instrument No. 20050222-0018903, in the Register's Office for Davidson County, Tennessee. Right of Way Agreement to the Columbia Transmission Company of record in Book 4240, Page 667, in the Register's Office for Davidson County, Tennessee. Subject to boundary plat of Autumn Oaks of record in Book 6900, page 786, in the Register's Office for Davidson County, Tennessee. Contract of Easement and furnishing of water of record in Book 3376, Page 239, in the Register's Office for Davidson County, Tennessee.

This property, known as 7545 Oakledge Drive, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(s) this 11TH DAY OF AUGUST, 2020.

Kyle Orser

Tera Orser

STATE OF Tennessee

COUNTY OF Williamson

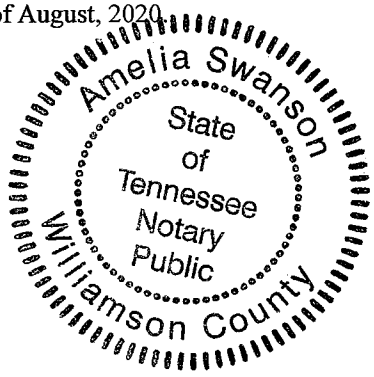
Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Kyle Orser and Tera Orser, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 11th day of August, 2020.

Notary Public

My commission expires: 4/24/2023

(SEAL)



Tennessee Certification of Electronic Document

I, Benjamin Seamon (Signer's Name), do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, W. Reid Solomon (Notary's Name), a notary public for this county and state, Benjamin Seamon (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

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