WARRANTY DEED

Karen Johnson Davidson County
Batch# 575838 DEEDWARR
02/23/2021 01:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,761.20
20210223-0022200

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $476,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JILL L. SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Justin S. Osborne and Leila Shahindinia	New Owner	155 16 0A 063.00
(NAME)	(NAME)	
5233 Timber Gap Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Darren Orton and Laura Friggeri, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **Justin S. Osborne and Leila Shahindinia, husband and wife**, 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. 76, on the Plan of Traceside, Section 2, of record in Book 7900, Pages 980 and 981, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Darren Orton and wife, Stephanie Orton by Warranty Deed from Joel David Paavola and wife, Lana M. Paavola, of record in Instrument No. 20051110-0136509, Register's Office for Davidson County, Tennessee, dated November 1, 2005 and recorded on November 10, 2005. Being the same property conveyed to Darren Orton, an unmarried man, as sole owner by Quit Claim Deed from Darren Orton, an unmarried man and Stephanie Orton, Stephanie Orton and S.C. Orton are one in the same person, an unmarried woman, who acquired title as husband and wife, of record in Instrument No. 20141208-0112264, Register's Office for Davidson County, Tennessee, dated October 31, 2014 and recorded on December 8, 2014. Being the same property conveyed to Darren Orton, a married man by Quit Claim Deed from Darren Orton, a married man, who acquired title as an unmarried man, as sole owner and Laura Friggeri, of record in Instrument No. 20201217-0149093, Register's Office for Davidson County, Tennessee, dated December 10, 2020 and recorded on December 17, 2020.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved ☒ property, known as 5233 Timber Gap Drive, Nashville, TN 37221

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 our hands this 17th day of February, 2021.

Darren Orton

Laura Friggeri

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Darren Orton and Laura Friggeri, husband and wife, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th day of February, 2021.

Notary Public

My Commission Expires:

(SEAL)

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

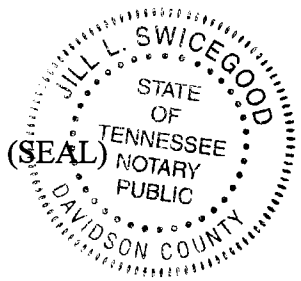
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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