Karen Johnson Davidson County
Batch# 643568 DEEDWARR
05/25/2021 11:15:44 AM 2 pgs
Fees: $13.00 Taxes: $1,239.87

20210525-0070644

(1)

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

**THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,100.00.**

**Affiant**

**PREPARED BY & RETURN TO:**
**Realty Title & Escrow Company, Inc.**
**5111 Maryland Way, Suite 101**
**Brentwood, TN 37027**

**SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF MAY, 2021.**

EMILY CROWDER
TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

**Notary Public**

**MY COMMISSION EXPIRES:** 8/20/24

**(AFFIX SEAL)**

**02-NSH21-01760**

| Address of New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| Michael F. Brown, Jr. and<br>Angelica Franzino<br>4105 Meadow Green Dr<br>Old Hickory, TN 37138 | Michael F. Brown, Jr. and<br>Angelica Franzino<br>4105 Meadow Green Dr<br>Old Hickory, TN 37138 | 064-15-0-A-066.00 CO |

## WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Allan S. Orr, a married man**, hereinafter referred to as Grantor, has bargained and sold, and do hereby transfer and convey to **Michael F. Brown, Jr. an unmarried man and Angelica Franzino, an unmarried woman, as joint tenants with rights of survivorship**, hereinafter called the Grantees, their successors 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.54 , on the plan of Section Two, Plantation Walk, R8 & R20 Residential P.U.D., as shown by plat of record in Book 7900, Page 858, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

24 month chain of title:

Being the same property conveyed to Allan S. Orr, an unmarried man by deed from Rebecca Brucell Seagraves, a widow, dated February 27, 2004, recorded March 10, 2004, of record in Instrument No. 20040310-0027729, in the Register's Office for Davidson County, Tennessee.

Jana Wallace Orr, spouse of the Grantor, hereby joins in the execution of this instrument to convey and quit claim any interest she may have in the subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 4105 Meadow Green Dr, Old Hickory, TN 37138

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever

defend the title to said land to 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 hand this 24th day of May, 2021

Allan S. Orr

Allan S. Orr

Jana Wallace Orr

Jana Wallace Orr

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 24th day of May, 2021, before me personally appeared Allan S. Orr and Jana Wallace Orr, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

Printed Name:

My Commission Expires 05/05/25

SETH A. DEARINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY