Karen Johnson Davidson County
Batch# 763463 DEEDWARR
11/30/2021 02:28:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20211130-0158121

THIS DOCUMENT PREPARED BY Bryan Howard Howard Mobley Hayes & Gontarek, PLLC 2319 Crestmoor Road Nashville, Tennessee 37215 (615) 627-4444	**This transfer is exempt from real estate transfer tax pursuant to T.C.A. § 67-4-409(a)(3)(F).**

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers
Edith M. Orr, Trustee 1001 Belle Meade Blvd. Nashville, TN 37205	SAME	130-10-0-006.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Edith M. Orr, also known as Edee M. Orr, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor, has bargained and sold, and by these presents does transfer and convey unto the Edith M. Orr Revocable Trust dated November 22, 2021, as amended from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors, heirs and assigns, all of the Grantor's right, title and interest in and to a certain tracts or parcels of land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is subject to the following:

1. Current year's State and County taxes, which have been assumed by the Grantee.

2. Any matters of record.

TO HAVE AND TO HOLD the said real property herein conveyed, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, the Grantee's successors, heirs and assigns, forever; and the Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said real property, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and the Grantor does further covenant and bind the Grantor, the Grantor's heirs, assigns and representatives, to warrant and forever defend the title to the said real property to the said Grantee, the Grantee's successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 22nd day of November, 2021.

EDITH M. ORR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EDITH M. ORR, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 22nd day of November, 2021.

Notary Public
My Commission Expires: _____

BRYAN HOWARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires 3/3/2025

EXHIBIT A
Legal Description

TRACT NO. 1:

Land in Davidson County, Tennessee, being part of Lot 1, Block "E" & "F', of Bellemeade Subdivision No. 2, as of record in Book 421, page 68, Register's Office for said County, and being the lot marked W. L. Nichols on the Plan of the Highlands of Belle Meade, as of record in Book 547, page 180, said Register's Office, and described according to a survey made March I0, 1964, by Hal R. Swann Jr., Surveyor, as follows:

BEGINNING at the southwest corner of Belle Meade Boulevard and West Tyne Drive; thence along the westerly margin of Belle Meade Boulevard, southerly 478.5 feet to the southeast corner of Nichol lot; thence westerly 200 feet; thence northeasterly 460 feet to the southerly margin of West Tyne Drive; thence along the southwesterly margin of said Drive, southeasterly 200 feet to the point of beginning.

TRACT NO. 2:

Land in Davidson County, Tennessee, being a strip of land off of the easterly side of Lot No. 1 on the Plan of the Highlands of Bellemeade, of record in Book 547, page 180, Register's Office for said County, which Lot No. 1 was conveyed to Joanne Hampton Callis by deed from M. N. Young, Trustee, of record in Book 1537, page 495, said Register's Office, and described as follows:

BEGINNING at the present common corner of the lands of said Dudley Bransford and wife, Genevieve E. Bransford, and the said Joanne Hampton Callis in the southerly margin of Lochin Lane, formerly West Tyne Drive, said point being also the northeast corner of said Lot 1 and being 200 feet westerly from the southwest intersection of Lochin Lane and Bellemeade Boulevard; running thence southerly with the westerly line of the Bransford property 460 feet, more or less, to a point which is the southeast corner of Lot 1, being also the common corner of Bransford and Callis properties; thence westerly with the southerly line of Lot 1, 50 feet to a point; thence northerly 450.3 feet, more or less, to an iron pin in the south margin of Lochin Lane; thence with the margin of said Lane, easterly 25 feet to the beginning.

Tracts No. 1 and 2 being the same property conveyed to EDEE M. ORR by deed from DONALD B. ORR and wife, EDEE M. ORR, of record as Instrument No. 20090701-0061152, dated June 24, 2009, said Register's Office. EDEE M. ORR and EDITH M. ORR are one and the same person.

Tennessee Certification of Electronic Document

I, Bryan Howard, 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 November 22, 2021 (date of document).

Bryan Howard
Affiant Signature

November 23, 2021
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 23rd day of November, 2021.

Dianne Jaynes
Notary's Signature

My Commission Expires: October 2, 2023

NOTARY'S SEAL

