Karen Johnson Davidson County
Batch# 818599 DEEDWARR
03/09/2022 01:00:42 PM 2 pgs
Fees: $13.00 Taxes: $1,280.20
20220309-0027091

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee }
County of Davidson }

The actual consideration or value, whichever is greater for this transfer is: $346,000.00

Affiant Signature

Subscribed and sworn to before me on this the 1 Day of March, 2022.

Notary Public
My Commission expires: 11-06-24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NAME AND ADDRESS OF PROPERTY OWNER:
Laurel Williams
2625 Malden Dr,
Nashville, TN 37210-5453

SEND TAX BILLS TO:
Laurel Williams
2625 Malden Dr,
Nashville, TN 37210-5453

MAP AND PARCEL NUMBER: Tax ID #: 11911004000

WARRANTY DEED
22NT00300

Effective the 1st Day of March, 2022 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Mitchell A. Orr and Jennifer A. Orr, as husband and wife

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Laurel Williams, an unmarried woman

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY**, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot #30 on the plan of Laurel Acres Section II of record in Plat Book 2133, Page 122, Register's Office for said county, Tennessee, to which reference is hereby made for a more complete description.

Being the same property as conveyed to Mitchell A. Orr and Jennifer A. Orr, as husband and wife by Cash Deed from Shaun Donovan, The Secretary of Housing and Urban Development dated 03/29/2012 recorded 03/30/2012 in Book NA, Page NA, as Document Number 20120330-0027082, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 2625 Malden Dr, Nashville, TN 37210-5453

This conveyance is subject to all restrictions, easements, setback lines, and encumbrances of record in the Registers Office for the aforesaid county.

Return to:
Nations Title and Escrow
402 BNA Drive, Suite 205
Nashville, TN 37217
DM-BR-22-2625

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 1st day of March, 2022.

Mitchell A. Orr

Jennifer A. Orr

State of PENNSYLVANIA
County of CUMBERLAND

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Mitchell A. Orr and Jennifer A. Orr,** the within named bargainer, 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 at office, this 1st day of March, 2022.

Notary Public
My Commission expires: 7/27/2022

Commonwealth of Pennsylvania - Notary Seal
JOHN B BELSAK JR - Notary Public
Dauphin County
My Commission Expires Jul 27, 2022
Commission Number 1224208