WARRANTY DEED

Karen Johnson Davidson County
Batch# 825675 DEEDWARR
03/21/2022 01:08:30 PM 3 pgs
Fees: $18.00 Taxes: $2,601.10
20220321-0032279

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $703,000.00

Affiant

Subscribed and sworn to me on 03/08/22.

NOTARY PUBLIC
My Commission Expires:

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Shane Orr Tia-Clair Toomey-Orr 1307 Ardee Ave Nashville, TN 37216	New Owner 1307 Ardee Ave Nashville TN 37216	061-16-0-234.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Jennifer Dobbs Orr and Hunter Kelly Orr, wife and husband, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Shane Orr and Tia-Clair Toomey-Orr, married, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being the southerly part of Lot No. 57, Block C on the Map of Sunnymeade Subdivision, as shown by plat and survey of record in Book 974, page 56, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.
>
> Said part of said lot fronts 50 feet on the northerly side of Ardee Avenue and extends back 210.1 feet on the easterly line and 207.6 feet on the westerly line to a dead line in the rear, measuring 50 feet thereon.
>
> Being the same property conveyed to JENNIFER RAYNE DOBBS AND HUNTER KELLY ORR, WIFE AND HUSBAND, by deed from MICHAEL R. DOBBS AND NANCY T. DOBBS, HUSBAND AND WIFE, of record in Instrument No. 20210715-0095087, dated July 12, 2021, said Register's Office. JENNIFER RAYNE DOBBS is now known as JENNIFER DOBBS ORR.
>
> This is improved property known as 1307 Ardee Ave, Nashville, Tennessee 37216.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 and official seal on 03/08/22.

Jennifer Dobbs Orr

Hunter Kelly Orr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 03/08/22, before me personally appeared Hunter Kelly Orr and Jennifer Dobbs Orr, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 03/08/22.

NOTARY PUBLIC

My Commission Expires: 9-8-2025

BRENDA LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Emily Manno, 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 3/8/22.

Date

Affiant Signature

3/8/22
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8 day of march, 2022.

Notary's Signature

My Commission Expires: 1/3/23
Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON