Karen Johnson Davidson County
Batch# 1038074 DEEDWARR
08/14/2023 01:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,809.30
20230814-0063056

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $489,000.00.

Affiant

Subscribed and sworn to before me, this the 11 day of August, 2023.

Notary Public

My commission expires: 9/8/25

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Phillip C. Orange and Abigail R. Orange	Guaranteed Rate, Inc	083-13-0-075.00
1011 Shelby Avenue	1806 W. Cuyler Ave, Ste 1W	
Nashville, TN 37206	Chicago, IL 60613-2541	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JUSTIN BROWNE, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PHILLIP C. ORANGE AND ABIGAIL R. ORANGE, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 part of Lot Nos. 21 and 22 on the Map of Hanner's Subdivision as of record in Book 2, Page 43, Chancery Court at Nashville and further described according to a survey made by John Kohl & Co. dated March 29, 1984, as follows: Beginning at a point in the northerly margin of Shelby Avenue, said point being located 50 feet east of the easterly margin of a 16 foot alley, more or less; thence with said Avenue East 50 feet, more or less, to a point; thence north 132.9 feet, more or less, to a point; thence west 51.1 feet, more or less to a point, thence south 129.2 feet, more or less, to the point of beginning.

Being the same property conveyed to Justin Browne, a single man by Warranty deed from Mike Slocum, Trustee of the Slocum Family Trust of record in Instrument No. 20161202-0126569 Register's Office for Davidson County, Tennessee, dated November 17, 2016 and recorded on December 02, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1011 Shelby Avenue, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and

assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 11th day of August, 2023.

Justin Browne

Ana Browne, spouse of Justin Browne, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description she might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Ana Browne

STATE OF FLORIDA
COUNTY OF Palm Beach

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Justin Browne and Ana Browne**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 10 day of August 2023.

Nancy L Mazza
Notary Public
Nancy L Mazza

My Commission Expires: 11-12-2026

NANCY L MAZZA
Notary Public - State of Florida
Commission # HH 301838
My Comm. Expires Nov 12, 2026
Bonded through National Notary Assn.

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 August 14, 2023 (date of document).

Affiant Signature

August 14, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 14th day of August, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023