This instrument prepared by:
Homefront Title, LLC d/b/a Midtown
Title of Murfreesboro
210 Robert Rose Drive, Suite B
Murfreesboro, TN 37129
File Number: 2-21648-MC

Karen Johnson Davidson County
Batch# 1060394 DEEDWARR
10/13/2023 11:30:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20231013-0080328

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $375,000.00.

Affiant

Subscribed and sworn to before me, this the 10th day of October, 2023.

Notary Public
My Commission Expires: 9/20/2025

CHERYL D BOLANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Michelle Dawn Austin 2730 Old Matthews Road Nashville, TN 37207	same	060 09 0 006.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Brandon M. Orne and Caitlynn Orne fka Caitlynn Barber, husband and wife, Brandon Foreman, an unmarried man, and Micheal Richie, an unmarried man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Michelle Dawn Austin**, 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 the 12th Civil District of Davidson County, Tennessee, being Lot No. 122 on the plan of Section Two, First Addition, Trinity Hills Village, as of record in Book 4460, Pages 45 and 46, Register's Office of Davidson County, Tennessee, to which plat reference is here made for a more particular description.

Being the same property conveyed to Brandon Foreman, an unmarried man, Brandon M Orne, an unmarried man, Michael Richie, an unmarried man and Caitlynn Barber unmarried person, by Quitclaim Deed from Brandon Foreman, an unmarried man, Brandon M Orne, an unmarried man and Michael Richie, an unmarried man, of record in Instrument No. 20191107-0115293, in the Register's Office of Davidson County, Tennessee, dated unavailable and recorded on November 07, 2019. Further being the same property conveyed to Brandon Foreman, an unmarried man, Brandon M. Orne, an unmarried man and Michael Richie, an unmarried man, by Warranty Deed from Matthew Vrba, unmarried, of record in Instrument No. 20190516-0046265, in the Register's Office of Davidson County, Tennessee, dated May 15, 2019 and recorded on May 16, 2019.

Caitlynn Orne and Caitlynn Barber is one and the same person.

This is ☒ improved or ☐ unimproved property located at: **2730 Old Matthews Road, Nashville, TN 37207.**

This conveyance is made subject to 1) Property taxes for the year 2024, and thereafter, a lien not yet due and payable. The 2023 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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; and we do covenant with the 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of October, 2023.

GRANTOR:

Brandon M. Orne

fka Caitlynn Barber

Caitlynn Orne fka Caitlynn Barber

Brandon Foreman

Michael Richie

STATE OF COLORADO
COUNTY OF ARAPAHOE

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Brandon M. Orne, Caitlynn Orne, Brandon Foreman, and Michael Richie,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 10th day of October, 2023.

Notary Public
My Commission expires: 8/10/2024

DAVID WINSTON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20164030446
MY COMMISSION EXPIRES AUGUST 10 2024

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 October 10, 2023.

J. Carlton Drumwright

October 10, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on October 10, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY