Karen Johnson Davidson County
Batch# 1095727 DEEDWARR
01/30/2024 09:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20240130-0006376

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $360,000.00.

Carmen Coats
Affiant

Subscribed and sworn before me this the 23rd day of January, 2024.

Notary Public
My commission expires: 09/02/24

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Maria Banno	Canopy Mortgage, LLC	052-05-0 056.00
830 Denson Avenue	360 Technology Ct. Suite 200	
Madison, TN 37115	Lindon, UT 84042	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JUSTIN A. WOMBLE AND RACHEL M. ORSCHER, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MARIA BANNO, A SINGLE WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 17 on the plan of REVISED PLAT OF POWER AND ROTH'S MADISON PARK, BLOCK "J", as shown by plat of record in Plat Book 843, Page 7, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Justin A. Womble and Rachel M. Orscher, husband and wife, by deed dated 04/01/2015, from Mildred L. Hall, unmarried, of record in Instrument No. 20150402-0028869, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 830 Denson Avenue, Madison, TN 37115.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs 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 this the 23 day of January, 2024.

Justin A Womble by Jenny West
Justin A. Womble Attorney in Fact
BY: Jenny West as Attorney-in-Fact

Rachel M Orscher by Jenny West
Rachel M. Orscher Attorney in Fact
BY: Jenny West as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Williamson

On this 23 day of January, 2023, before me, the undersigned Notary Public in and for said County and State, personally appeared Jenny West with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Justin A. Womble by Specific POWER OF ATTORNEY dated 01/11/2024, and who acknowledged that he executed the same as the free act and deed of Justin A. Womble.

Witness my hand and official seal this 23 day of January, 2024.

My commission expires: 9/21/26

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

On this 23 day of January, 2023, before me, the undersigned Notary Public in and for said County and State, personally appeared Jenny West with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Rachel M. Orscher by Specific POWER OF ATTORNEY dated 01/11/2024, and who acknowledged that he executed the same as the free act and deed of Rachel M. Orscher.

Witness my hand and official seal this 23 day of January, 2024.

My commission expires: 9/21/26

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202401300006376

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **January 23, 2024** (date of document).

Affiant Signature

January 29, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 29th day of January, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25