Karen Johnson Davidson County
Batch# 1128106 DEEDWARR
04/29/2024 11:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,864.80
20240429-0030956

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2055 North Mount Juliet Road, Suite 202, Mount Juliet, TN 37122

STATE OF Tennessee COUNTY OF ~~Wilson~~ Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 504,000.00 . Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF April, 2024. Notary Public COMMISSION EXPIRES: 6/25/25 (Affix Seal)	(BLANK FOR REGISTER'S OFFICE ENDORSEMENT) STEPHANIE LUNA STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY MY COMMISSION EXPIRES 6-25-2025

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thomas Burlet Laura Stidham	NEW OWNER The new owner	128-14-0-133
(NAME)	(NAME)	
8020 Arbor Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **Jefferson Orten and wife, Patricia Orten,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Thomas Burlet, an unmarried man and Laura Stidham, an unmarried woman,** as joint tenants with right of survivorship, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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 Lot No. 66 on the Plan of Harpeth Park, Section III, as of record in Book 4175, Page 14, Register's Office for said County, described as follows:

SAID Lot No. 66 fronts 113.00 feet on the southwest side of Arbor Drive, and runs back between lines measuring 191.00 feet on the northwesterly line and 173.00 feet on the southeasterly line, to a line in the rear measuring 55.09 feet thereon.

Being the same property conveyed to Jefferson Orten and wife, Patricia Orten, by Deed from Hugh Roy King and wife, Mary Lois King, of record in Instrument No. 20060906-0110156, dated September 01, 2006, recorded September 06, 2006, Register's Office Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 8020 Arbor Drive (House Number) (Street) | (P.O. Address) | Nashville, TN (City or Town) | 37221 (Postal Zip)

File No.: 7422-24
Warranty Deed Individual LES rev. 09-2018

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 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, 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 our hands this 26th day of April, 2024.

Jefferson Orten

Patricia Orten

State of Tennessee

County of Wilson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Jefferson Orten and Patricia Orten, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument as their free act and deed for the purposes therein contained.

WITNESS my hand and seal this 26th day of April, 2024.

S. Nixon Pressley

Commission Expires: 01/26/2025



Tennessee Certification of Electronic Document

I, Emma Howard, 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 4/26/24 (date of document).

Emma Howard
Affiant Signature

4/26/24
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 26 day of April, 2024.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Kellie L. Parsons
Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL