WARRANTY DEED

Karen Johnson
Batch # 1165687
08/02/2024 10:19:41 AM
Fees: $13.00 Taxes: $2,071.63

Davidson County
DEEDWARR
2 pgs

20240802-0058774

Prepared by:
Record and Return to:
Chapman & Rosenthal
800 Crescent Centre Dr., Suite 100
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF Williamson

HE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS REATER, FOR THIS TRANSFER IS $559,900.00

Affiant

UBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st AY OF August, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MACKENZIE BALTZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 03, 2025

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jesse L. Lott		141-05-0A-529.00
(NAME)	(NAME) New Owner	
2029 Leeds Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **we Alexis A Orashen and Joshua Scott Pyrdum, Wife and Husband,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Jesse L. Lott and Martha H. Lott, Husband and Wife,** hereinafter called the GRANTEE(S), his/her/their 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. 529 on the Plan of Avondale Park, Phase 3, Section 2 of record at Instrument No 20151007-0102442, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Alexis A. Orashen, a single woman by Warranty Deed from Kimberly Kelly and Troy Kelly, wife and husband, dated 10/28/2016, of record in Instrument No. 20180731-0074460, Register's Office for Davidson County, Tennessee.

The said Alexis A. Orashen having since married is joined in this conveyance with her husband, Joshua Scott Pyrdum who waives any and all rights he has in said property.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 2029 Leeds Lane, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 1st day of August, 2024.

Alexis A Orashen

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alexis A Orashen, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 1st day of August, 2024.

Notary Public:
My Commission Expires: 3.8.2025

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO. TN

Josha Scott Pyrdum

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joshua Scott Pyrdum, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 23 day of July, 2024.

Notary Public:
My Commission Expires: 05/09/2026

ALYSSA PEAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122