Karen Johnson Davidson County
Batch# 1184515 DEEDWARR
09/20/2024 01:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20240920-0073162

WARRANTY DEED

GRACE TANT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES DECEMBER 22, 2025

File No. KT-24-7553

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Allison Rands
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of September, 2024

Grace Tant
Notary Public

MY COMMISSION EXPIRES: 12-22-2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Darla Tharp Oringderff	New Owners	
(NAME)	(NAME)	
4359 Baton Rouge Drive		075-07-0-133.00
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, I/we, **Lawrence Langlois and wife Amanda Langlois**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Darla Tharp Oringderff, a single woman** HEREINAFTER CALLED THE GRANTEE, 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 Lot No. 100-A on the Plan of Highlands of Tulip Grove, Section 3-A of record in Plat Book 5210, Page 229, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lawrence Langlois and wife, Amanda Langlois by Warranty Deed from Maria Denise Brown, an unmarried woman and Cathy Anderson, an unmarried woman of record in Instrument No. 20160830-0091025 Register's Office for Davidson County, Tennessee, dated August 29, 2016 and recorded on August 30, 2016.

This is property more commonly known as 4359 Baton Rouge Drive, Hermitage, TN 37076.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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. 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/our hand this 19th day of September, 2024.

Lawrence Langlois

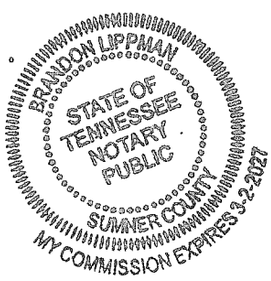
Amanda Langlois

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of September, 2024, before me personally appeared Lawrence Langlois and Amanda Langlois, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 19th day of September, 2024.

Notary Signature
My commission expires: 3-2-27



True Copy Certification

I, Grace Tant, 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 the 20 day of September, 2024.

Affiant Signature

9/20/24
Date

State of Tennessee)

County of Rutherford)

Sworn to and subscribed before me this 20 day of September, 2024.

Notary's Signature

My Commission Expires: October 22, 2025

Notary' Seal (if on paper)

LYNAE WILDER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY