Karen Johnson Davidson County
Batch# 1193576 DEEDWARR
10/15/2024 10:27:30 AM 3 pgs
Fees: $18.00 Taxes: $906.50
20241015-0079738

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

File No. ML-24-7786

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF OCTOBER, 2024

Notary Public

MY COMMISSION EXPIRES: 3/3/26
(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
Margaret F. Stewart	CMG MORTGAGE	
(NAME)	(NAME)	
346 Deer Lake Drive	3160 CROW CANYON RD, STE 400	142-03-0A-346.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	SAN RAMON, CA 94583	
(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, **James Orman and and wife, Patricia B. Orman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Margaret F. Stewart, an unmarried 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:

A certain tract of land in Davidson County, Tennessee, described as follows:

Being Unit 346 in Deer Lake Retirement Community, a horizontal property regime as shown on the Plat of Deer Lake Retirement Community recorded in Book 5050, Pages 28 and 29, and as amended in Book 5050, Pages 62 and 63 and further amended in Book 5215, page 207, Register's Office for Davidson County, Tennessee and described in a Master Deed recorded in Book 5097, Pages 529 through 539 and in By-Laws of Deer Lake Retirement Community of record in Book 5141, Pages 82 amended in Book 5154, page 834, Book 5168, page 668 and in Book 7556, page 354, of the Register's Office for Davidson County, Tennessee to which reference is hereby made.

Being the same property conveyed to James M. Edwards and wife, Nancy J. Edwards, as husband and wife by Warranty Deed from Deer Lake Retirement Association, Inc., a Tennessee nonprofit corporation of record in Book 11067, page 900, Register's Office for Davidson County, Tennessee, dated August 10, 1998 and recorded on August 17, 1998.

Being the same property conveyed to James W. and Helen L. Branch by Trustee's Deed from Everett L. Anschutz, Jr.,'as Trustee for Mortgage Electronic Registration System, Inc. of record in Instrument No. 20100309-0018065 Register's Office for Davidson County, Tennessee, dated August 19, 2009 and recorded on March 09, 2010.

James William Branch died on August 08, 2013 leaving his wife Helen L. Branch as the surviving tenant by the entirety.

Helen L. Branch died on January 19, 2017 leaving her daughter Patricia B. Orman and two grandsons James Nicholas Branch and Stephen Michael Branch as her heir at law as evidence by Affidavit of Heirship of record in Instrument

No. 20200805-0087037, Register's Office for Davidson County, Tennessee. Being the same property conveyed to James Orman and wife Patricia B. Orman by Quitclaim Deed from Patricia B. Orman, James Nicholas Branch and Stephen Michael Branch of record in Instrument No. 20200805-0087038 Register's Office for Davidson County, Tennessee, dated July 12, 2020 and recorded on August 05, 2020.

This property more commonly known as 346 Deer Lake Drive, Nashville, TN 37221.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 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 11th day of October, 2024.

James Orman

Patricia B. Orman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of October, 2024, before me personally appeared James Orman and Patricia B. Orman, 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 11th day of October, 2024.

Notary Signature
My commission expires:



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 11. 2024.

Affiant Signature

15th day of October, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15th day of October, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028