THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240848699** Karen Johnson Davidson County Batch # 1198562 **DEEDWARR** 10/30/2024 09:31:32 AM 3 pgs Fees: $18.00 Taxes: $5,272.50 20241030-0083358	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,425,000.00. Affiant Subscribed and sworn to before me, this 25th day of October, 2024. Notary Public My Commission Expires: _____ VIRGINIA DESJARLAIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

WARRANTY DEED

Address New Owner: Michael Beckers and Therese Beckers 905 Bowring Park Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117-130B-00700

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Donald C. Orr Revocable Trust dated December 20, 2006, as to 25% ownership interest, Donald C. Orr Four Year Qualified Personal Residence Trust dated August 9, 2012, as to 50% ownership interest, and the Donald C. Orr Six Year Qualified Personal Residence Trust dated September 12, 2012, as to 25% ownership interest** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael Beckers and Therese Beckers, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land lying in the Davidson County, Tennessee, more particularly described as follows:

Lot No. 905 on the PLAN of PHASE ONE OF ABBOTTSFORD, as of record in Plat Book 6250, pages 419-421, amended in Book 6771, page 688 and in Book 6800, page 164, Register's Office of Davidson County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Donald C. Orr Six Year Qualified Personal Residence Trust dated September 12, 2012,, by Quit Claim Deed from Donald C. Orr, Trustee of the Donald C. Orr Revocable Trust dated December 20, 2006 (one half {1/2} ownership interest), of record in Instrument No. 20120917-0084440, in the Register's Office of Davidson County, Tennessee, dated September 12, 2012, and recorded on September 17, 2012.

Being the same property conveyed to Donald C. Orr Four Year Qualified Personal Residence Trust dated August 9, 2012, by Quit Claim Deed from Donald C. Orr, Trustee of the Donald C. Orr Revocable Trust dated December 20, 2006 (one-half {1/2} ownership interest, of record in Instrument No. 20120829-0078203, in the Register's Office of Davidson County, Tennessee, dated August 09, 2012, and recorded on August 29, 2012.

Being the same property conveyed to Donald C. Orr, Trustee of the Donald C. Orr Revocable Trust dated December 20, 2006, as amended from time to time, and to their successors in trust, by Warranty Deed from Donald C. Orr and wife, Eve Orr, of record in Instrument No. 20070411-0043566, in the Register's Office of Davidson County, Tennessee, dated April 04, 2007, and recorded on April 11, 2007.

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This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE ONE OF ABBOTTSFORD, as recorded in Plat Book 6250, Page(s) 419; amended at Book 6771, Page 688 and Surveyor's Certificate of Correction at Book 6800, Page 164 .
Declaration of Covenants, Conditions and Restrictions recorded in Book 6537, Page 303; amended at Book 8106, Page 1; Book 8627, Page 254; Book 9381, Page 876; Book 10458, Page 810; Instrument Nos. 20131218-0127949, 20160523-0051265, 20010330-0030930, 20131218-0127945, 20131218-0127946, 20150511-0042928, 20160523-0051264, 20160523-0051266 and supplemented at Instrument No. 20010502-0045152.
Covenants, Conditions and Restrictions as set forth in Declaration of Restrictive Covenants and Reciprocal Easements recorded in Book 6478, Page 177 and amended at Book 6530, Page 242.
Easement recorded in Book 1286, Page 690.
Storm Water Detention Agreement of record at Book 6555, Page 328
Abbottsford Homeowners Association, Inc. Leasing Rules of record at Instrument No. 20140408-0029142.

This is improved property located at 905 Bowring Park Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of October, 2024.

Donald C. Orr Revocable Trust dated December 20, 2006

BY: _____
Donald C. Orr, Trustee

Donald C. Orr Four Year Qualified Personal Residence Trust dated August 9, 2012

BY: _____
Donald C. Orr, Authorized Trustee

Donald C. Orr Six Year Qualified Personal Residence Trust dated September 12, 2012

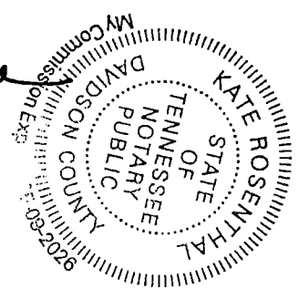
BY: _____
Donald C. Orr, Authorized Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Donald C. Orr, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee for The Donald C. Orr Revocable Trust, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 25th day of October, 2024.

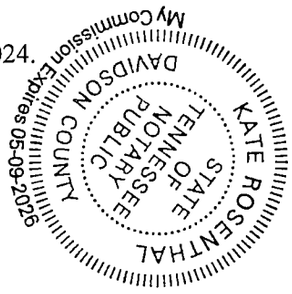
_____
Notary Public
My Commission Expires: _____



STATE OF TENNESSEE)
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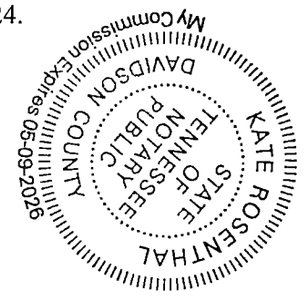


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