Karen Johnson Davidson County
Batch# 1204948 DEEDWARR
11/13/2024 12:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20241113-0088326

Prepared by and return to:

5 Star Title of Tennessee, LLC
1616 Westgate Circle, Ste 227
Brentwood, Tennessee 37027

NATHAN A. ABELT
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
SEPTEMBER 19, 2028
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $430,000.00.

Affiant

Subscribed and sworn to before me this 8th day of November, 2024.

Notary Public
My Commission Expires: 09/19/28

File No.: 2024-974

Address of New Owner:	Send Tax Bills to:	Tax Information:
Craig Allyn Orcutt and Blair Falconello Orcutt	New Owner	
521 Old Towne Dr., Brentwood, TN 37027		160-16-0C-042.00-CO

WARRANTY DEED

For and in 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

Mark Allyn Orcutt and Cherie Elton Orcutt, husband and wife

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Craig Allyn Orcutt and Blair Falconello Orcutt, husband and wife

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Unit No. 42, on the Plan of The Terraces at Brentwood Chase of record in Plat at Instrument No. 20001103-0109137, 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 Mark Allyn Orcutt and Cherie Elton Orcutt, husband and wife by Warranty Deed from Meghan Purcell, a single woman of record in Instrument No. 20170524-0051444 Register's Office for Davidson County, Tennessee, dated May 15, 2017 and recorded on May 24, 2017.

This conveyance is subject to any and all restrictions and easements of record.

This is _X_ improved _____unimproved property and the address of the herein described property is believed to be 521 Old Towne Drive, Brentwood, TN 37027, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 hands this 8th day of November, 2024.

Mark Allyn Orcutt

Cherie Elton Orcutt

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 8th day of November, 2024, before me personally appeared Mark Allyn Orcutt and Cherie Elton Orcutt, 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 8th day of November, 2024.

Notary Signature
My commission expires: 1/17/2027

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Kinkra Spann, 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 11/8/2024.

Date

Affiant Signature

11/12/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 12th day of November, 20 24.

Notary's Signature

My Commission Expires: Feb 23, 25

Date

Notary's Seal (if on paper)

A. VOGLEMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY