This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Rutherford

Actual consideration or value, whichever is greater is $620,000.00.

B. B
Affiant

Subscribed and sworn before me this the 28th day of February, 2025.

Amanda Nestinger
Notary Public
My commission expires: 5/19/28

AMANDA NESTINGER TENNESSEE NOTARY PUBLIC COFFEE

Karen Johnson Davidson County
Batch# 1244306 DEEDWARR
03/07/2025 11:57:30 AM 3 pgs
Fees: $18.00 Taxes: $2,294.00
20250307-0017363

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jason F. Ploetz 1971 Carothers Road Nolensville, TN 37135	Supreme Lending 14801 Quorum Dr. Suite 300 Dallas TX 75254	188-10-0C-204.00 CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILLIAM ORENDER AND LAUREN ORENDER, HUSBAND AND WIFE,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **JASON F. PLOETZ AND MAKENZIE PLOETZ, HUSBAND AND WIFE,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 204 on the Plan of Final Plat Carothers Farms, Phase 3, Section 3 of record in Instrument No.20191126-0122176, as amended by Surveyor's Certificate of Correction of record in Instrument No. 20200207-0014664, 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 Lauren Orender and William Orender, wife and husband, by deed dated 02/12/2021, from Regent Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No.20210223-0021488, as corrected in Instrument No. 20250205-0008680 Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1971 Carothers Road, Nolensville, TN 37135.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

LO
WMO

Witness my hand this the 28th day of February, 2025.

William Orender

Lauren Orender

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, William Orender and Lauren Orender, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of February, 2025.

My commission expires: 4/17/28

Notary Public

JUSTIN MOONEYHAM
TENNESSEE
NOTARY
PUBLIC
COUNTY OF COFFEE

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 2/28/2025.

Affiant Signature

3/3/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 3 day of March, 2025

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY

202503070017363