WARRANTY DEED

Karen Johnson
Batch # 1274086
05/16/2025 10:40:03 AM
Fees $13.00 Taxes $2,774.63

Davidson County
DEEDWARR
2 pgs

20250516-0038690

JOHN GLEAVES · STATE OF TENNESSEE NOTARY PUBLIC · DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $749,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of May, 2025

Notary Public

MY COMMISSION EXPIRES 11-3-25

(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
Paul Bielaczyc and Casandra Costoulas	**SAME AS NEW OWNERS**	
(NAME)	(NAME)	052-09-0-141.00
1253 Fernbank Drive		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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, **Daniel E. Orsborn and Carol L. Orsborn, wife and husband,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Paul Bielaczyc and Casandra Costoulas, husband and wife,** 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. 1 on the Plan of the Resubdivision of Lot No. 3 of Montague Subdivision, as of record in Book 6050. page 223, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Daniel E. Orsborn and Carol L. Orsborn, husband and wife by Warranty Deed from Dirk Rohrbach, unmarried of record in Instrument No. 20130301-0020578 Register's Office for Davidson County, Tennessee, dated February 14, 2013 and recorded on March 01, 2013.

Being the same property conveyed to The Orsborn Revocable Inter Vivos Trust by Quitclaim Deed from Daniel E. Orsborn and Carol L. Orsborn, husband and wife of record in Instrument No. 20181119-0113682 Register's Office for Davidson County, Tennessee, dated November 16, 2018 and recorded on November 19, 2018.

Being the same property conveyed to Daniel E. Orsborn and Carol L. Orsborn, as tenants by the entirety by Quitclaim Deed from Daniel E. Orsborn and Carol L. Orsborn, as Co-Trustees of the The Orsborn Revocable Inter Vivos Trust dated November 17, 2003 of record in Instrument No. 20210308-0029826 Register's Office for Davidson County, Tennessee, dated March 04, 2021 and recorded on March 08, 2021.

This is property more commonly known as 1253 Fernbank Drive, Madison, TN 37115.

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 14th day of May, 2025.

DANIEL E. OSBORN BY John Hinton
ATTORNEY-IN-FACT

Daniel E. Orsborn by John Hinton, Attorney-In-Fact

CAROL L OSBORN BY John Hinton
ATTORNEY-IN-FACT

Carol L. Orsborn by John Hinton, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named **John Hinton**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he is Power of Attorney for **Daniel E. Orsborn and Carol L. Orsborn**, and that this instrument was executed on behalf of the said Daniel E. Orsborn and Carol L. Orsborn for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. 20250516-0038689, in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 14th day of May, 2025.

Notary Signature
My commission expires:

ELIZABETH YERGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-BMR-25-1253