Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

FOR OFFICIAL USE	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 **06/24/2025** Notary Public MY COMMISSION EXPIRES (AFFIX SEAL)

SEZEN YILMAZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

WARRANTY DEED

This Instrument Prepared by and Return To

Karen Johnson
Batch # 1290425
06/26/2025 10 16 30 AM
Fees $28 00 Taxes $906 50

Davidson County
DEEDWARR
5 pgs

20250626-0050329

FOUR STAR TITLE LLC

2500 North Mount Juliet Road, Mt Juliet, TN 37122
File #25-5110

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO. NEW OWNER	MAP-PARCEL NUMBERS
Bouchaib Chanaoui, and Khadija Bekkar		**108-03-0-035**
1217 Cabana Circle Nashville, TN 37214		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Duane E. Orsbon, individually and as Executor of the Estate for Leora Orsbon and Paula G. Cale, James R. Orsbon, Timothy F. Orsbon and Vanetta M. Donegan, as surviving heirs of Leora Orsbon,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bouchaib Chanaoui, and Khadija Bekkar, husband and wife,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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(s) 83 - A, as shown on the map entitled Patio Villa Section Four Zone Lot Division Lots 83 thru 86, of record in Plat Book 6900, page 537 which amends plat of record in Plat Book 5200, page 632, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to LEORA ORSBON, by deed from RESOLUTION TRUST CORPORATION AS RECEIVER OF METROPOLITAN FEDERAL SAVINGS AND LOAN ASSOCIATION, of record in Book 8735, page 517 , dated August 31, 1992 , said Register's Office.

LEORA ORSBON died on or about January 22, 2025. Her Last Will and Testament being filed in the Seventh Circuit Court for Davidson County, Tennessee Probate Division, devised the subject property to her children, DUANE E ORSBON and PAULA G. CALE, JAMES R. ORSBON and TIMOTHY F. ORSBON, and VANETTA M. DONEGAN.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **1217 Cabana Circle, Nashville, TN 37214**
(House Number) (Street) (City, State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their heirs and assigns forever; and we do

covenant with the said GRANTEE(S) 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the 19 day of **June, 2025**.

The Estate of Leora Orsbon

Duane E. Orsbon, Executor

Duane E. Orsbon, individually

STATE OF North Carolina
COUNTY OF Bladen

Before me, the undersigned Notary in and for said County and State, personally appeared the within named **Duane E. Orsbon**, whom I am personally acquainted and who upon his oath acknowledged himself to be the Executor and he being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of the **Estate of Leora Orsbon.**

WITNESS my hand and official seal this 19 day of **June, 2025**.

Marijo B. Butler
NOTARY
My Commission Expires:

MARIJO B. BUTLER NOTARY PUBLIC MY COMMISSION EXPIRES 3/1/2027 BLADEN COUNTY, NC

STATE OF North Carolina
COUNTY OF Bladen

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Duane E. Orsbon**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the 19 day of **June, 2025**.

Marijo B. Butler
NOTARY PUBLIC
My Commission Expires:

MARIJO B. BUTLER NOTARY PUBLIC MY COMMISSION EXPIRES 3/1/2027 BLADEN COUNTY, NC

IN WITNESS WHEREOF, this instrument has been executed on this 18th day of **June, 2025**

Vanetta M Donegan

Vanetta M. Donegan

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Vanetta M. Donegan**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the 18th day of **June, 2025**.

KIRK HUNNICUTT STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC
My Commission Expires: 1/28/26

IN WITNESS WHEREOF, this instrument has been executed on this the 18th day of **June, 2025**.

James R Orsbon

James R. Orsbon

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **James R. Orsbon** with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the 18th day of **June, 2025**.

KIRK HUNNICUTT STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC
My Commission Expires: 1/28/26

IN WITNESS WHEREOF, this instrument has been executed on this 19 day of **June, 2025.**

Paula G Cale

Paula G. Cale

STATE OF
COUNTY OF

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Paula G. Cale**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the 19th day of **June, 2025.**

Sharon Woodward

NOTARY PUBLIC
My Commission Expires:

SHARON WOODWARD
NOTARY PUBLIC
SAGADAHOC COUNTY
MAINE
MY COMMISSION EXPIRES APRIL 30, 2027

IN WITNESS WHEREOF, this instrument has been executed on this 20th day of **June, 2025.**

Timothy F Orsbon
Timothy F. Orsbon

STATE OF
COUNTY OF

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Timothy F. Orsbon**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the 20th day of **June, 2025.**



Vonetta Maria Roseman
NOTARY PUBLIC
My Commission Expires: 9/14/2028