Register Return To:
Land Title South
3326 Aspen Grove Drive
Suite 400
Franklin, TN 37067

25-CU-110

Karen Johnson
Batch # 1307169
08/11/2025 09:59:53 AM
Fees: $13.00 Taxes: $1,017.50

Davidson County
DEEDWARR
2 pgs

20250811-0063428

Prepared by and return to:

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $275,000.00.

Affiant

LEAH A. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-21-2028

Subscribed and sworn to before me this 24th day of ~~July~~ August, 2025.

Notary Public
My Commission Expires:

File No.: 2025-1141

Address of New Owner:	Send Tax Bills to:	Tax Information:
Allen Freeman and Rachel Odabashian	New Owner	
919 Rachels Place Hermitage, TN 37076		075-11-0-246.00

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

Lizzy Cruz nka as Lizzy Cruz Atwood and Austin Atwood, wife and husband

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

Allen Freeman and Rachel Odabashian, 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 Lot 69-B, Zone Lot Division of Lots 49-62, 64, 65, 67-69, 71-73, 75-77 & 79, Rachel's Square, Section Two, now commonly known as Colony Downs as recorded in Book 5200, Pages 623 through 625, inclusive, as amended in Book 6250, Page 541 of the Davidson County Register's Office.

Being the same property conveyed to Lizzy Cruz, unmarried woman by Warranty Deed from Carol A. Ridiner, unmarried woman of record in Instrument No. 20180316-0024976 Register's Office for Davidson County, Tennessee, dated March 14, 2018 and recorded on March 16, 2018.
Lizzy Cruz has since married Austin Atwood.

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

This is ✓ improved _____unimproved property and the address of the herein described property is believed to be 919 Rachels Place, Hermitage, TN 37076, 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 21st day of July, 2025.

Lizzy Cruz Atwood

Lizzy Cruz Atwood

Austin Atwood

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 21st day of July, 2025, before me personally appeared Lizzy Cruz Atwood and Austin Atwood, 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 21st day of July, 2025.

Notary Signature
My commission expires: 1/17/2027

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY