THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 1310987 DEEDWARR
08/15/2025 11:54:30 AM 3 pgs
Fees: $18.00 Taxes: $2,034.63
20250815-0065209

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Tyler Pannebaker and Rachel Bowman 7732 Tranquil Trail Brentwood, TN 37027	Owner	181-10-0A-345.00-CO

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Philip J. Orosco and Andrea Orosco, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Tyler Pannebaker and Rachel Bowman, husband and wife**, hereinafter called the Grantees, their heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 919 on the Plan of Autumn Oaks Subdivision, Phase 9 of record in Instrument No. 20150609-0053998, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Philip J. Orosco and wife, Andrea Orosco, by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, of record in Instrument No. 20160104-0000152, dated December 30, 2015 and recorded on January 4, 2016, Register's Office for Davidson County, Tennessee.

This property is commonly known as 7732 Tranquil Trail, Brentwood, TN 37027*
*Note that a street address is not, and is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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.

202508150065209

Witness our hands, this 14th **day of August, 2025**:

Philip J. Orosco

Andrea Orosco
Andrea Orosco

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 **Philip J. Orosco** and **Andrea Orosco,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 14 day of **August, 2025**.

Notary Public

My Commission Expires: _____

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MAY 9TH, 2026

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$549,900.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 14th DAY OF **August, 2025**:

Notary Public

My Commission Expires: 7-6-26

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JULY 6TH, 2026

Certificate of Authenticity
for Electronically Filed Document

I, Lori Warren, 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 8-14-25 (date of document).

Date: 8-15-25

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 15th day of August, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 7-6-26

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JULY 6TH, 2026