This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road
Suite #130
Hendersonville, TN 37075
File Number: 9-7097-AP

Karen Johnson Davidson County
Batch# 1327920 DEEDWARR
09/29/2025 02:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20250929-0077415

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is ~~$400,000.00~~.

Affiant

Subscribed and sworn to before me, this the 29th day of September, 2025.

RACHEL MARIE COLLINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF CHEATHAM

Rachel Marie Collins
Notary Public
My Commission Expires: 3/1/2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
James Thomas Orem Jenna Sue Orem 7214 Mark Drive Nashville, TN 37221	Community Trust Bank, Inc. PO Box 2947 Pikeville, KY 41502	142-11-0-158

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Steven D. Webb, an unmarried man** (individually and/or collectively, "Grantor"), transfer and convey unto **James Thomas Orem and Jenna Sue Orem, husband and wife** (individually and collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 12, Section Seven, Valley West, according to survey and plat of same appearing of record in Book 5200, page 42, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description as to details and location of said lot.

Being the same property conveyed to Steven D. Webb, an unmarried man by Warranty Deed from Melissa Kaye Duque, an unmarried woman, dated May 13, 2011, recorded May 25, 2011, of record in Instrument No. 20110525-0040029, Register's Office for Davidson County, Tennessee.

This is improved property located at: **7214 Mark Drive, Nashville, TN 37221.**

This conveyance is made subject to 1) property taxes for the year **2026**, and thereafter, a lien not yet due and payable; the 2025 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying the prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) 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, their heirs and assigns forever; and we do covenant with the said Grantee that I/we are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/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 Grantee, inclusive of heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, Grantor has executed this instrument on this 25th day of September, 2025.

GRANTOR:

Steven D Webb
Signed with Stavvy
Steven D. Webb

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, an Online Notary Public of the State and County aforesaid, personally appeared, via audio and video communication, Steven D. Webb, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 25th day of September, 2025.

Michael Ferrence
Signed with Stavvy
Notary Public
My Commission expires: 5/ 9/2026

MICHAEL FERRENCE
State Of Tennessee Notary Public
County of Davidson
My Commission Expires May 9, 2026

Online Notary Public - Notarized remotely via audio/video communication using Stavvy

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **9-29-2025**.

Affiant Signature — Date: **9-29-2025**

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **9-29-2025**.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

