Box 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000 00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15 DAY OF OCTOBER, 2025 Notary Public MY COMMISSION EXPIRES MARCH 3, 2026 (AFFIX SEAL)

Karen Johnson Davidson County
Batch # 1335415 DEEDWARR
10/17/2025 12 27 49 PM 2 pgs
Fees $13 00 Taxes $1,350 50
20251017-0082958

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
STEPHEN ORR & NICOLE ORR	**NEWREZ LLC**	**091-09-0-096.01**
(NAME) **119 DRIFTWOOD RD.**	(NAME) **1100 VIRGINIA DR., SUITE 125**	
(ADDRESS) **BRIDGEPORT, WV 26330**	(ADDRESS) **FORT WASHINGTON, PA 19034**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **I, BETSY M. STEWART, TRUSTEE OF THE BETSY M. STEWART REVOCABLE LIVING TRUST, ESTABLISHED BY THE REVOCABLE LIVING TRUST AGREEMENT OF BETSY M. STEWART, DATED MAY 3, 2023,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEPHEN ORR AND NICOLE ORR, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND/OR 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 the easterly one half of Lot No 37, as shown on the map entitled T M Nall's subdivision of Lots 18,19, and 20, B F Cockrill Land, of record in Plat Book 421, Page 63, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Said Part of Lot No 37 fronts 50 0 feet on the northerly margin of Deal Avenue and extends back between parallel lines 217 8 feet to a dead line

Being the same property conveyed to JIMMIE L GREGORY, by deed from RANDY RAY HARMON AND WIFE, JUDY GAIL HARMON, of record in Book 6829, Page 196, dated April 11, 1986, said Register's Office

Further being the same property conveyed to JIMMIE L GREGORY AND BETSY GREGORY, HUSBAND AND WIFE, by quitclaim deed from JIMMIE L. GREGORY, of record in Book 10972, Page 910, dated May 29, 1998, said Register's Office JIMMIE L GREGORY having since died on or about May, 8, 2010, leaving BETSY GREGORY NOW KNOWN AS BETSY M. STEWART, AS SURVIVING TENANT BY THE ENTIRETY

Further being the same property conveyed to KENT T STEWART, SR AND BETSY M STEWART, TRUSTEES OF THE REVOCABLE TRUST OF KENT T STEWART, SR AND BETSY M STEWART, DATED AUGUST 9, 2016, by quitclaim deed from BETSY M STEWART AND HUSBAND, KENT T STEWART, SR, of record Instrument No 20160901-0091815, dated August 24, 2016, said Register's Office

Further being the same property conveyed to BETSY M STEWART, TRUSTEE OF THE BETSY M STEWART REVOCABLE LIVING TRUST, ESTABLISHED BY THE REVOCABLE LIVING TRUST AGREEMENT OF BETSY M STEWART, DATED MAY 3, 2023, by quitclaim deed from BETSY M STEWART AND KENT T STEWART, SR., TRUSTEES OF THE REVOCABLE TRUST OF KENT T STEWART, SR AND BETSY M STEWART, DATED AUGUST 9, 2016, of record Instrument No 20230505-0033560, dated May 3, 2023, said Register's Office

This conveyance is subject to matters shown on the Plan of record in Book 421, Page 6, and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee

unimproved ( )
This is improved(X) property, known as **6022 DEAL AVENUE, NASHVILLE, TN 37209**
(House Number) (Street) (P O Address) (City or Town) (Postal 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 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 representatives and successors, 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 hand this 15 day of October, 2025

Betsy M. Stewart, Trustee

BETSY M. STEWART, Trustee
of the Betsy M. Stewart Revocable Living Trust,
established by the Revocable Living Trust
Agreement of Betsy M. Stewart, dated May 3,
2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **BETSY M. STEWART, TRUSTEE OF THE BETSY M. STEWART REVOCABLE LIVING TRUST, ESTABLISHED BY THE REVOCABLE LIVING TRUST AGREEMENT OF BETSY M. STEWART, DATED MAY 3, 2023,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained

Witness my hand and official seal at Nashville, Tennessee this 15 day of October, 2025

My commission expires: **March 3, 2026**

Lee A Cohen

Notary Public

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON