WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $392,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF OCTOBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 11-08-28

(AFFIX SEAL)

GEORGETTE R. KENNEDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Donna Lee Heads Sandra Hendon	Shelter Lending Services, LLC	074-08-0-158.00
(NAME) 319 Bonnahurst Drive	(NAME) 1245 Cheyenne Avenue Ste 304B/304C	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Grafton, WI 53024	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/we **Lawrence Curtis Oden and Angela Oden, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Donna Lee Heads, an unmarried woman and Sandra Hendon, an unmarried woman, as tenants in common with right of survivorship**, hereinafter called the GRANTEE(S), his/her/their 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 No. 752 on the Plan of Hermitage Hills, Section Seven, of record in Plat Book 3300, Page 62 and 63, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to William A. Ponder and wife, Audrey A. Ponder by Warranty Deed from Miller Kimbrough, Trustee, dated 06/04/1963, of record in Book 3572, Page 247, Register's Office for Davidson County, Tennessee.

The said Audrey A. Ponder died on 11/12/1975, leaving the said William A. Ponder the sole surviving tenant by the entirety.

The said William A. Ponder died testate on 12/30/1994, devising subject property to Executer of the Estate of William A. Ponder, as evidenced in File No. 95P323, Probate Court Clerk's Office for Davidson County, Tennessee.

Being the same property conveyed to Lawrence C. Oden and wife, Andrea A. Oden by Warranty Deed from The Estate of William A. Ponder, dated 02/15/1996, of record in Book 9950, Page 234, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lawrence Curtis Oden by Quitclaim Deed from Andrea Suzanne Allen Oden, dated 07/30/1998, of record in Book 11096, Page 452, Register's Office for Davidson County, Tennessee.

The said Lawrence Curtis Oden having since married Angela Oden, who joins in this conveyance to convey any interest she may have in said property.

This conveyance is 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) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 319 Bonnahurst Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 2741302-2
Warranty Deed TN

Karen Johnson Davidson County
Batch# 1338830 DEEDWARR
10/27/2025 03:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,450.40
20251027-0085431

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

Effective the 23rd day of October, 2025.

Lawrence Curtis Oden

Angela Oden

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Lawrence Curtis Oden and Angela Oden**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 23rd day of October, 2025.

Notary Public:

My Commission Expires: 1.31.29

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

202510270085431

CERTIFICATE OF AUTHENTICITY

I, John M. Wells do hereby make oath that I am a licensed attorney and/or 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 10/27/25.

Affiant
Date: 10/27/25

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 27th day of October, 2025

Notary Public

My Commission Expires: 11/8/28

DAVIDSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
KATHERINE ANN HEDRICK