THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P25-8981-WE

Karen Johnson Davidson County
Batch # 1340680 DEEDWARR
10/31/2025 09 52 06 AM 2 pgs
Fees $13 00 Taxes $8,380 50

20251031-0086737

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$2,265,000.00.~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF October, 2025

Tracey Perry
Notary Public

MY COMMISSION EXPIRES 5-9-26

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald B. Orr, Trustee for The 2020 Miller B. Orr Trust u/a/d December 1, 2020	**Donald B. Orr, Trustee for The 2020 Miller B. Orr Trust u/a/d December 1, 2020**	
104 Iroquois Court	P O. Box 101603	130-07-0-143.00
Nashville, TN 37205	Nashville, TN 37224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Irwin Martin Wexler and Patti M Wexler, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Donald B. Orr, Trustee for The 2020 Miller B. Orr Trust u/a/d December 1, 2020**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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. 2 on the plan of the Revised Final Plat Iroquios Hall, of record in Book 6900, page 915, as corrected in Book 8361, Page 200, Register's Office of said County.

Said Lot No. 2 fronts 35 feet on the southwesterly margin of Iroquios Court and extends back 228.71 feet on the southeasterly line and 337.70 feet on the broken northwesterly line to a dead line in the rear, measuring 140.83 feet thereon.

Being the same property conveyed to Irwin Martin Wexler and spouse Patti M Wexler by Warranty Deed from R Hilson Wickham and Spouse, Cynthia C Wickham of record in Book 8870, Page 65, Register's Office for Davidson County, Tennessee, dated February 18, 1993 and recorded on February 22, 1993.

Being the same property conveyed to Michael D. Sontag, Trustee by Quitclaim Deed from Irwin Martin Wexler and Patti M. Wexler of record in Instrument No. 20080208-0013037, Register's Office for Davidson County, Tennessee, dated February 01, 2008 and recorded on February 08, 2008 and within the same deed the said Michael D. Sontag, Trustee conveyed his interest in the subject property to Irwin Martin Wexler and his wife, Patti M. Wexler, as equal tenants in common.

Being the same property conveyed to Michael D Sontag, Trustee by Quitclaim Deed from Irwin Martin Wexler and Patti M. Wexler of record in Instrument No. 20160510-0046043, Register's Office for Davidson County, Tennessee, dated April 14, 2016 and recorded on May 10, 2016 and within the same deed the said Michael D. Sontag, Trustee, conveyed his interest in the subject property to Irwin Martin Wexler and his wife, Patti M. Wexler, as tenants by the entirety.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **104 Iroquois Court, Nashville, TN 37205**

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 our hands this the 24 day of October, 2025.

Irwin Martin Wexler

Irwin Martin Wexler

Patti M. Wexler

Patti M Wexler

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 **Irwin Martin Wexler,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 24 day of October, 2025.

My Commission expires: _____

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

Notary Public

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**Patti M Wexler,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 24 day of October, 2025.

My Commission expires: _____

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

Notary Public