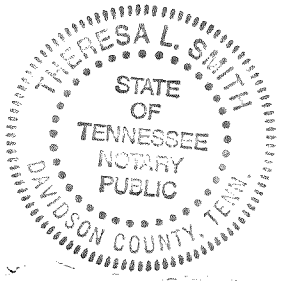
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $887,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF DECEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 9-7-26

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1354626 DEEDWARR
12/05/2025 01:49:30 PM 3 pgs
Fees: $18.00 Taxes: $3,281.90
20251205-0096904

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
30 Burton Hills, Suite 200,
Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Amanda Marie Gordon	First Heritage Mortgage, LLC	029-00-0 171.00
(NAME)	(NAME)	
5743 Clarksville Pike	11325 Random Hills Rd, Ste 600	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Fairfax, VA 22030	
(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 **Kenneth E. Colorigh, and wife and Wilma Jean Colorig**h, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey **unto Amanda Marie Gordon and Jason Kean Greenway, wife and husband**, 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 the 14thCivil District of Davidson County on Highway No. U.S. 414-A at Germantown, and being a portion of a 26-acre tract of land conveyed to Sam Arrington and wife, Bertha Arrington by Edna Loriene Zimmerle as of record in Book 1285, page 11, Register's Office for said County, and described according to survey of S.H.Hutchison, as follows:

BEGINNING at a point in the southern margin of Highway No. 41 - at the northeast corner of the Joe Curtiss lot; thence South 31° West with the Curtiss east line 344 feet, more or less to an iron stake, Curtiss southeast corner; thence with Curtiss southern line, North 53° west 244 feet, more or less to Curtiss southwest corner in the (Mice Colorigh east line; thence with his line, South 30°10' west 1215 feet, more or less to a black gum corner tree; thence North 47° east with Cleve Armstrong's westerly line 1250 feet, more or less to the southeast corner of Hollis Arrington's lot; thence North 22° west with his line 69 feet to a stake on edge of bank; thence continuing on same bearing 61 feet, in all 130 feet to a stake; thence North 31° east 262 feet to the southern margin of Highway 41-A; thence with the southern margin of said Highway, North 46° west 20 feet to the beginning, containing 5-1/4 acres, more or less.

Being the same property conveyed to Joseph S. Colorigh and wife, Billie G. Colorigh by Warranty Deed from Charles W. Zimmerle and wife, Lillian M. Zimmerle, dated 02/03/1967, of record in Book 4100, Page 658, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kenneth E. Colorigh and Wilma Jean Colorigh by Quit Claim Deed from Joseph S. Colorigh and wife, Billie G. Colorigh, dated 08/26/1990, of record in Book 8194, Page 227, Register's Office for Davidson County, Tennessee.

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 ☒ 5743 Clarksville Pike, Joelton, TN 37080

(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 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 5th day of December, 2025.

Kenneth E. Colorigh

Kenneth E. Colorigh

Wilma Jean Colorigh

Wilma Jean Colorigh

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kenneth E. Colorigh and Wilma Jean Colorigh, 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 they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 5th day of December, 2025.

Notary Public: _____

My Commission Expires: _____

JANET L. ADAMS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-27-2027

RETURN TO:
Stewart Title Company
30 Burton Hills, Suite 200
Nashville, TN 37215

CERTIFICATE OF AUTHENTICITY

I, Sheila Ivey, 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 12-5, 2025.

Affiant
Date: December 5 ,2025.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 5 day of December, 2025.

Notary Public Theresa L. Smith

My Commission Expires: 9-7-2026

