Karen Johnson Davidson County
Batch# 1355994 DEEDWARR
12/10/2025 10:48:30 AM 3 pgs
Fees: $18.00 Taxes: $2,249.60
20251210-0098162




STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $608,000.00

Affiant

Subscribed and sworn to before me, this the 9th day of December, 2025

Notary Public

My Commission Expires: 5-9-26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GreenVue Title & Escrow, LLC
30 Burton Hills Boulevard, Suite 380
Nashville, TN 37215

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills to: | Map-Parcel No.(s): |
|---|---|---|
| Paul Mojonnier and Alicia Callaghan | NEW OWNER | 073-07-0-075 |
| 2702 Donna Hill Drive | | |
| Nashville, TN 37214 | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Nathan Orillion, unmarried

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Paul Mojonnier, and Alicia Callaghan, husband and wife

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. 356 on the Plan of Sunset View, Section VI, of record in Plat Book 2900, Pages 54 and 55, in the Register's Office for Davidson County, Tennessee. Said Lot fronts 110 feet on the west side of Donna Hills Drive and runs back 155 feet on the north line and 227.2 feet on the south line to a dead line in the rear on which it measures 103.6 feet.

BEING the same property conveyed to Nathan Orillion by Quitclaim Deed from Orillion Construction, LLC, a Tennessee limited liability company, dated 10/16/2025 and recorded 11/3/2025 in Instrument No. 20251103-0087516; and the same property previously conveyed to Orillion Construction, LLC by Warranty Deed from David Lee Tyler and Jeffrey Daniel Tyler, dated 5/28/2024 and recorded 5/31/2024 in Instrument No. 20240531-0040458, Register's Office for Davidson County, Tennessee.

BEING the same property previously conveyed to David Lee Tyler and Jeffrey Daniel Tyler, subject to the estate for life hereby expressly reserved to Marzelle E. Edwards, by Quitclaim Deed from MarzelE E. Tyler, now Marzelle E. Edwards, dated 6/22/2010 and recorded 7/6/2010 in Instrument No. 20100706-0052976; and the same property previously conveyed to Marzelle E. Tyler by Quitclaim Deed from Eugene E. Tyler, pursuant to the Divorce Decree and Property Settlement Agreement in that certain case styled Lola Marzelle Tyler v. Eugene Ernest Tyler, Civil Action No. 83D-3417, dated 12/27/1983 and recorded 12/28/1983 in Book 6203, Page 712; and previously conveyed to Eugene E. Tyler and wife, Marzelle E. Tyler by Warranty Deed from Gregory Homes, Incorporated, dated 3/21/1961 and recorded 3/28/1961 in Book 3186, Page 511, Register's Office for Davidson County, Tennessee.
The said Marzelle E. Edwards died on June 14, 2021, thereby terminating her life estate.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This conveyance is subject to: all existing easements and all other matters as shown on plat of record in Plat Book 2900, Pages 54 and 55, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 2702 Donna Hill Drive, Nashville, TN 37214

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 Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/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 my/our hand(s) this 9th day of December, 2025

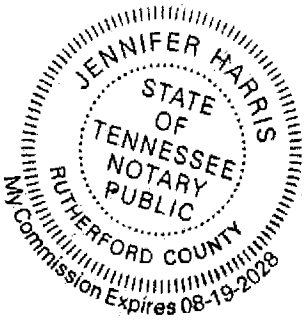
Nathan Orillion

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of December, 2025, before me personally appeared Nathan Orillion, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 9th day of December, 2025.

Notary Signature
My commission expires:



# TRUE COPY CERTIFICATION

I, Matthew G. Noggle, do hereby make oath that I am a licensed attorney and/or 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 December 9, 2025.

Affiant Signature

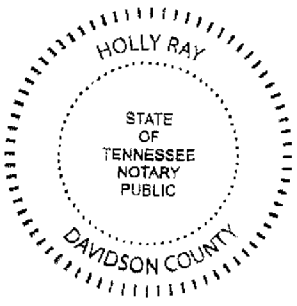
December 9, 2025

Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 9th day of December, 2025.




Notary's Signature

My Commission Expires: 03/09/27