THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P25-9109-WE

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson
Batch # 1360526
12/22/2025 11:46:13 AM
Fees: $13.00 Taxes: $3,515.00
Davidson County
DEEDWARR
2 pgs
20251222-0101427

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 950,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF December, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2029

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kay Dawn Tower and Craig W. Tower, Trustees or their succcessors in interest of the Kay Dawn Tower DeclarationTrust dated June 20, 1996 and amendments thereto	**NEW OWNER**	
1116 Belvidere Drive		131-04-0-082.00
Nashville, TN 37204		
(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, **John C Orr and Mikhayla Manganello n/k/a Mikhayla Orr, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kay Dawn Tower and Craig W Tower, Trustees or their successors in interest of the Kay Dawn Tower Declaration of Trust dated June 20, 1996 and amendments thereto**

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. 19 and the Easterly 39.10 feet front and 39.48 feet rear of Lot No. 20 of Block 12 on the Plan of College Park of record in Plat Book 843, Page 29, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Said Lot and part of said Lot adjoin and front together 90.0 feet on the Northerly side of Belvidere Drive and run back between lines 167 feet 3 inches on the Easterly line and 170.96 feet on the Westerly line to a line in the rear on which it measures 89.40 feet.

Being the same property conveyed to Charles Colcorde Patterson, unmarried and Julia Emily Masur, unmarried as joint tenants with right of survivorship by Warranty Deed from Carol T. Nixon of record in Instrument No. 20181219-0123146 Register's Office for Davidson County, Tennessee, dated December 18, 2018 and recorded on December 19, 2018.

Being the same property conveyed to John C. Orr, a single man, and Mikhayla Manganello, a single woman, and Jefferson C. Orr, a married man, as joint tenants with right of survivorship by Warranty Deed from Charles Colcorde Patterson and Emmy Masur Patterson f/k/a Julia Emily Masur, husband and wife of record in Instrument No. 20231213-0096239 Register's Office for Davidson County, Tennessee, dated December 08, 2023 and recorded on December 13, 2023. The said Jefferson C. Orr having died on May 21, 2025, thereby subject property vesting in John C. Orr and Makhayla Manganello, as surviving tenants by the entirety.

The said John C. Orr and Makhayla Manganello having since married, Makhayla Manganello is now known as Makhayla Orr.

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 **1116 Belvidere Drive, Nashville, TN 37204**

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 18 day of December, 2025.

John C Orr

Mikhayla Orr

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 **John C Orr,** 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 18 day of December, 2025.

My Commission expires: Nov 8 2027

Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

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 **Mikhayla Orr,** 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 18 day of December, 2025.

My Commission expires: Nov 8 2027

Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON