Karen Johnson Davidson County
Batch# 1374747 DEEDWARR
02/02/2026 02:10:30 PM 3 pgs
Fees: $18.00 Taxes: $8,843.00
20260202-0007028

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,390,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of January, 2026.

Notary Public

MY COMMISSION EXPIRES: 3-20-28
(AFFIX SEAL)

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File No.: RES-26-1201

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christian Orem and Amy Orem	New Owners	083 09 0 014.00
(NAME)	(NAME)	
1201 Ordway Place Nashville, TN 37206		
(ADDRESS)	(ADDRESS)	

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, **PATRICK J. SHRIFT, AN UNMARRIED MAN**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **CHRISTIAN OREM AND AMY OREM, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 39 in F.O. Beazley's Subdivision of Block "C"*, in the Subdivision of the Douglas Place, a plan of which is recorded in Plat Book 2, Page 66, Chancery Court at Nashville.

Said Lot 39 fronts 50 feet on the north side of Grove Avenue and runs back between parallel lines and with the east margin of Twelfth Street, 170 feet to an alley.

*(erroneously referred to as Block "G" in prior deeds)

Being the same property conveyed to Patrick J. Shrift, a single person, from Annie S. Dinwiddie, by and through, James Curtis Dinwiddie, Attorney in Fact, by Warranty Deed dated March 28, 1992, recorded April 3, 1992, in Book 8592, Page 869, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is improved property, known as 1201 Ordway Place, Nashville, TN 37206
(House Number) (Street) (City or Town) (State) (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 GRANTEES, their heirs and 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), 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 22nd day of January, 2026.

Patrick J. Shrift

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of January, 2026, before me personally appeared Patrick J. Shrift, 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 22nd day of January, 2026.

Notary Signature
My commission expires: 3/8/28

ADAM G. LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2028

RETURN TO:

Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210
(615) 515-7171

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 1-22-26 (date of document).

Affiant Signature

1-28-26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 28 day of January, 2026

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

