Karen Johnson Davidson County
Batch # 1378683 DEEDWARR
02/10/2026 11:21:34 AM 4 pgs
Fees: $23.00 Taxes: $573.39
20260210-0010076

GENERAL WARRANTY DEED

THIS INDENTURE, this day made and entered into by and between BRENDA L. VOLP AND ROBERT F. VOLP, husband and wife, of 2105 Creekwood Drive, Murray, Kentucky 42071, GRANTORS, and TAI N. ORTEN of 726 Maplewood Lane, Nashville, Tennessee 37217, GRANTEE.

WITNESSETH: That for and in consideration of the sum of ONE HUNDRED FIFTY FOUR THOUSAND NINE HUNDRED SEVENTY & 00/100 DOLLARS ($154,970.00), the receipt of which is hereby acknowledged, GRANTORS have this day bargained, sold, and herein convey unto GRANTEE, the following described property, lying and being in Davidson County, Tennessee, to-wit:

> Beginning at a point in the southerly margin of Smith Springs Road, being the common corner of Marshall Cooper, of record in Book 9410, page 924, Register's Office, Davidson County, Tennessee; thence with said margin of Smith Springs Road, N 78 degrees W 80 feet, more or less, to a point; thence S 14 degrees W 140 feet to a point; thence S 87 degrees E 90 feet to a point; thence N 11 degrees 20 minutes E 124.7 feet to the point of beginning, according to a mortgage loan inspection by Campbell, McRae and Associates Surveying, Inc., 2918 Berry Hill Drive, Nashville, TN 37204, License No. 1838, dated June 20, 2002.
>
> Being the same property conveyed to Robert Volp and Brenda Volp, husband and wife, by warranty deed from Jerry W. Ward, unmarried, of record in Instrument No. 20180402-0030645, in the Register's Office of Davidson County, Tennessee, dated March 20, 2018, and recorded on April 2, 2018.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 2643 Smith Springs Road, Nashville TN 37217.

TO HAVE AND TO HOLD the aforesaid property, with all its appurtenances, estate, title, and interest thereto belonging, to said GRANTEE, title to rest in her, her heirs or assigns, in fee simple, absolute and forever. We do covenant to GRANTEE, her heirs and assigns, that we are lawfully seized and possessed of said described property in fee simple, have a good and lawful right to convey it, and that same is free and unencumbered. We further covenant and bind ourselves, our heirs and legal representatives, to warrant and forever defend the title and quiet possession thereto of said described property to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

The parties hereto state that the consideration reflected in this deed is the full consideration paid for the property.

IN WITNESS of all which GRANTORS herein set their hands this 21st day of

January, 2026.

GRANTORS:

Brenda L Volp
BRENDA L. VOLP

Robert F Volp
ROBERT F. VOLP

STATE OF KENTUCKY
COUNTY OF CALLOWAY

I, Sheryl Boyd, a Notary Public for the State at Large aforesaid, do hereby certify that the foregoing Deed and Consideration Certificate was duly acknowledged and sworn before me in said County by BRENDA L and ROBERT F. VOLP, GRANTORS, on this

21st day of January, 2026.

SHERYL BOYD NOTARY PUBLIC COMMISSION # KYNP90896 EXPIRES 07-24-28 CALLOWAY COUNTY, KENTUCKY

Sheryl Boyd
Notary Public, State at Large

My commission expires: 7/24/2028

IN WITNESS of all which GRANTEE herein sets her hand this 10th day of

Feb, 2026.

GRANTEE:

Tai Orten
TAI N. ORTEN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, Natasha Branch, a Notary Public for the State at Large aforesaid, do hereby certify that the foregoing Deed and Consideration Certificate was duly acknowledged and sworn before me in said County by TAI N. ORTEN, GRANTEE, on this

NATASHA BRANCH STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 11/05/2029 DAVIDSON COUNTY

10 day of February, 2026.

Natasha Branch
Notary Public, State at Large

My commission expires: 11/05/2029

PROPERTY OWNER RESPONSIBLE FOR PAYMENT OF TAXES:

Tai N. Orten
726 Maplewood Lane
Nashville, TN 37217

Map 136
Parcel 46

This deed was prepared by:

Robert F. Volp
2105 Creekwood DR
Murray, Kentucky 42071

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 154,970.00
_____, **Affiant**
Subscribed and sworn before me this the
10 **Day of** February, 2026.
Brandi Weis, **Deputy Register**