Karen Johnson Davidson County
Batch# 1389058 DEEDWARR
03/05/2026 01:12:30 PM 3 pgs
Fees: $18.00 Taxes: $2,615.90
20260305-0017787

WARRANTY DEED

(SEAL)

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $707,000.00.

Carney Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF March, 2026.

April Sumrld
Notary Public
MY COMMISSION EXPIRES: 12/19/28

File #26-TC-0100-C

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Nicholas Orji	New American Funding, LLC	
(NAME)	(NAME)	
100 Belle Glen Drive	1 MacArthur Place; Suite 850	**142 15 0B 015.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Santa Ana, CA 92707	
(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 consideration, the receipt of which is hereby acknowledged,

TIMOTHY AMBLER AND LAURA AMBLER, HUSBAND AND WIFE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

NICHOLAS ORJI, A SINGLE MAN,

hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 No. 15 on the Plan of SECOND AMENDMENT, BELLE WOOD GLEN of record in Plat Book 6900, Page 190, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Timothy Ambler and Laura Ambler, Husband and Wife, by Warranty Deed from Andrea Helene Sandefur and Robert Brandon Sandefur, Wife and Husband, of record in Instrument No. 20180321-0026749, in the Register's Office of Davidson County, Tennessee, dated March 16, 2018, and recorded on March 21, 2018.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECOND AMENDMENT, BELLE WOOD GLEN, as recorded in Plat Book 6900, Page 190 which revises Plat Book 6900, Page 173 and Plat Book 6900, Page 68.
* Declaration of Covenants, Conditions and Restrictions recorded in Book 6980, Page 562; Restated in Book 7121, Page 5 as amended in Book 9017, Page 797; Instrument No. 20230821-0065059; Instrument No. 20230825-0066590 and Instrument No. 20240523-0038634.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 6707, Page 290.
* Easement for Dedication of Public Utilities, recorded in Book 9981, Page 168; Book 9981, Page 182 and Instrument No. 20100401-0024631.
* Easement for Abandonment of Public Utility and Drainage, recorded in Instrument No. 20100929-0077428.
* Charter for The Belle Wood Glen Homeowners Association, Inc. recorded as Book 7145, Page 312 and Book 8339, Page 617.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: 100 Belle Glen Drive, Nashville, TN 37221.

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), 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 the 2nd day of March, 2026.

Timothy Ambler

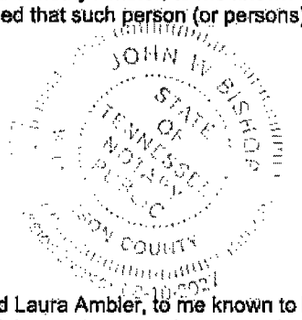
Laura Ambler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of March, 2026, before me personally appeared Timothy Ambler, 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 2nd day of March, 2026.

Notary Signature
My commission expires:

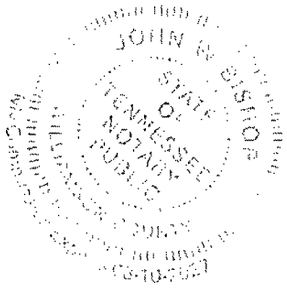


STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of March, 2026, before me personally appeared Laura Ambler, 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 2nd day of March, 2026.

Notary Signature
My commission expires:



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 March 2. 2026

Affiant Signature

5th day of March, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5th day of March, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028