WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$785,000.00.**



AFFIANT
SUBSCRIBED AND SWORN TO ME ON 30TH DAY OF MARCH, 2026.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC
1720 West End Avenue #403, Nashville, TN 37203
File No.: 100326

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP PARCEL**
Angelica Marsh and Cody Marsh 515 Copperfield Way BRENTWOOD, TN 37027	**New Owners**	172 01 0A 020.00

Karen Johnson Davidson County
Batch# 1402295 DEEDWARR
04/06/2026 04:02:30 PM 4 pgs
Fees: $23.00 Taxes: $2,904.50
20260406-0027545

For and in consideration of the sum of Seven Hundred Eighty-Five Thousand And 0/100 ($785,000.00), cash in hand paid by the hereinafter named Grantees, and for other and valuable consideration, the receipt of which is hereby acknowledged, I/We,

MICHAEL ORR, A MARRIED MAN

, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto,

ANGELICA MARSH AND CODY MARSH, WIFE AND HUSBAND

, hereinafter called the Grantees, his/her/their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to-wit:

That Certain tract or parcel of land in Davidson County, Tennessee, together with all appurtenances, privileges, and easements, as more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 20, Copperfield revised, as shown on Plat of record in Plat Book 6900, Pages 555-559, in the Register's Office, Davidson County, Tennessee, to which plat reference in hereby

made for a more particular description of said property.

Being the same property conveyed to Douglas E. Orr, by Warranty Deed from Lynn M. Peithman and husband, Joe P. Lamont, dated July 20, 2009, and recorded July 29, 2009, in Instrument No. 20090729-0071041, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Douglas E. Orr and husband, Kendall N. Lewis, by Quit Claim Deed from Douglas E. Orr, dated September 15, 2015, and recorded September 17, 2015, in Instrument No. 20150917-0094265, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Douglas E. Orr, by Quit Claim Deed from Kendall N. Lewis, dated August 15, 2023, and recorded November 6, 2023, in Instrument No. 20231106-0086449, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Michael Douglas Orr, a married man, by Executor's Quit Claim Deed from Amanda Orr, Executor of the Estate of Douglas Orr a/k/a Douglas E. Orr, dated September 9, 2025, and recorded September 12, 2025, in Instrument No. 20250912-0072979, in the Register's Office of Davidson County, Tennessee. This property has never been the marital residence of Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as (1) taxes for the current year which may not yet be due and payable, (2) all matters appearing on plat or plan referenced in the legal description, if any, (3) all applicable zoning ordinances (4) utility, sewer, drainage, and other easements and agreements of record, (5) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), and (6) all other matters of public record.

This is unimproved property known as 515 Copperfield Way, BRENTWOOD, TN 37027.

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/or 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/or 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.

[SIGNATURE(S) AND NOTARY ACKNOWLEDGMENT(S) ON FOLLOWING PAGE]

[SIGNATURE(S) AND NOTARY ACKNOWLEDGEMENT(S) PAGE OF THE WARRANTY DEED FOR MICHAEL ORR, A MARRIED MAN to ANGELICA MARSH AND CODY MARSH, WIFE AND HUSBAND FOR THE TRANSFER OF PROPERTY LOCATED AT 515 COPPERFIELD WAY, BRENTWOOD, TN 37027.]

Witness our/my hand on the 30th day of March, 2026.

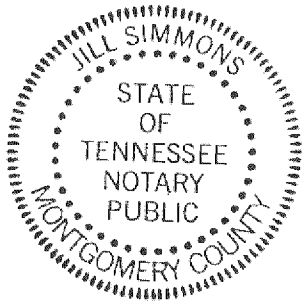
Michael Douglas Orr

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, of the state and county aforesaid, personally appeared ALL SELLERS ORR (SA), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of March, 2026.

Notary Public
My Commission Expires: 7-14-2027



Tennessee Certification of Electronic Document

I, Trevor Keller, 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 4/3/2026 (date of document).

Affiant Signature

4/3/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3 day of April, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 11/2/2026

NOTARY'S SEAL

