This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-25568-DJ

Karen Johnson Davidson County
Batch# 1420010 DEEDWARR
05/13/2026 03:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20260513-0043255

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $375,000.00.

Carmen Coats
Affiant

Subscribed and sworn to before me, this the 8th day of May, 2026.

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

Notary Public
My Commission Expires: 12/19/28

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Magnolia Roots Living Trust 726 Maplewood Ln. Nashville, TN 37216	Churchill Mortgage Corp. 1749 Mallory Ln, Ste 100 Brentwood, TN 37027	061-06-0-114.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Tai N. Orten, an unmarried woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Magnolia Roots Living Trust dated February 17, 2026** hereinafter called the Grantee(s), their successors, 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 all of Lot No. 1, Saunwood, being a Resubdivision of Lots 43 & 44, Maplewood Heights, according to survey and plat of same appearing of record in Book 2083, page 47, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Tai N. Orten, an unmarried woman by Quitclaim Deed from Katie C. Binkley, dated May 22, 2015, recorded June 1, 2015, of record in Instrument No. 20150601-0050322, Register's Office for Davidson County, Tennessee; and further, being the same property conveyed to Katie C. Binkley, an unmarried woman and Tai Orten, an unmarried woman by Warranty Deed from James R. Hickman, dated March 14, 2014, recorded March 18, 2014, of record in Instrument No. 20140318-0022438, said Register's Office.

This is improved property located at: **726 Maplewood Lane, Nashville, TN 37216**

This conveyance is made subject to 1) Property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of May, 2026

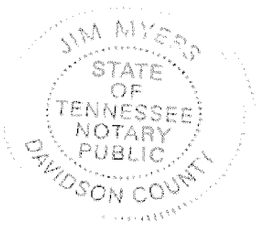
GRANTOR:

Tai N. Orten

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Tai N. Orten, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 8th day of May, 2026.



Notary Public
My Commission expires: 11-8-2028

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 May 8. 2026

Affiant Signature

13th day of May, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13th day of May, 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

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