Karen Johnson Davidson County
Batch# 1420797 DEEDWARR
05/14/2026 01:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20260514-0043514

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of May, 2026

Notary Public

DAKOTA W. UNDERWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY

File No. EB-26-1825

MY COMMISSION EXPIRES: April 13, 2028

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Julie Orantes	New Owner	
(NAME)	(NAME)	
7844 Heaton Way		173-09-0A-349.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Carrigan Johnson, single woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Julie Orantes, an unmarried woman**, HEREINAFTER CALLED THE GRANTEE, THEIR 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 Lot No. 220 on the Plan of Resubdivision of Lots 220 and 351 through 355, Phase Four, Lenox Village of record in Instrument No. 20050113-0004928, as corrected by Surveyor's Certificate of Correction in Instrument 20050203-0012996, 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 Carrigan Johnson, Single woman by Warranty Deed from Reene Cook, married of record in Instrument No. 20200910-0102968 Register's Office for Davidson County, Tennessee, dated September 04, 2020 and recorded on September 10, 2020.

This is property more commonly known as 7844 Heaton Way, Nashville, TN 37211.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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. 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.

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206
File # EB-26-1825

Witness my/our hand this 12th day of May, 2026.

Carrigan Johnson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 12th day of May, 2026, before me personally appeared Carrigan Johnson, 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 12th day of May, 2026.

Notary Signature
My commission expires: 1/22/2030



Certificate of Authenticity

I, Lili Vaught, 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 12,2026**.

Date

Lili Vaught

Affiant Signature

May 12,2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **13** day of **May**, 20**26**.

Notary's Signature

DAKOTA W. UNDERWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Commission Expires Apr. 18, 2028

My Commission Expires: _____
Date

Notary's Seal (if on paper)