Karen Johnson Davidson County
Batch# 1424587 DEEDWARR
05/22/2026 11:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,664.63
20260522-0046972

THIS INSTRUMENT WAS PREPARED BY **Harpeth Escrow, LLC** **117 Saundersville Road, Ste. 201** **Hendersonville, TN 37075**	**STATE OF Tennessee** **COUNTY OF Davidson** The actual consideration or value, whichever is greater, for this transfer is **$449,900.00**. Kristian Booth **Affiant** Subscribed and sworn to before me, this **19th day of May, 2026**. Carmen Coats **Notary Public** **My commission expires:** 11/5/29

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2029

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Carson Orlowski and Elizabeth Camille Orlowski **4521 Woodside Circle** **Old Hickory, TN 37138**	LEGACY HOME LOANS 408 Hwy 76 WHITE HOUSE, TN 37188	**064 08 0 041.00** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Jonathan Judd and Christina Judd, husband and wife**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Carson Orlowski and Elizabeth Camille Orlowki, husband and wife**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 6 on the plan of Section I, Woodside Subdivision of record in Plat Book 5050, Page 75, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Joseph C. Beavon and wife, Jane A. Beavon to Jonathan Judd and Christina Judd, husband and wife by warranty deed dated 01/03/2017 and recorded on 01/09/2017 as Instrument Number 20170109-0002324 in the Official Records of the Davidson County Recording Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (__) property known as **4521 Woodside Circle, Old Hickory, TN 37138**.

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 in 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.

Witness my/our hand(s) this **19th day of May, 2026.**

Jonathan Judd

Christina Judd

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 19th day of May, 2026, before me personally appeared Jonathan Judd and Christina Judd, 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 19th day of May, 2026.

Notary Signature
My commission expires: 11-5-2029

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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 19. 2026

Affiant Signature

22nd day of May, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22nd 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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