Karen Johnson Davidson County
Batch# 1431824 DEEDWARR
06/10/2026 12:58:30 PM 4 pgs
Fees: $23.00 Taxes: $1,317.76
20260610-0052623

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703 tn-closing@nationstitle.com

State of TN
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $356,150.00

Affiant Signature

Subscribed and sworn to before me on this the 10 Day of June, 26.

Notary Public
My Commission expires 4 / 29 / 30

JENNIFER CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Comm. Expires 4/29/2030

NAME AND ADDRESS OF PROPERTY OWNER:

Jaw on 7th, LLC
4710 Elkins Ave
Nashville, TN 37209

SEND TAX BILLS TO:

Jaw on 7th, LLC
4710 Elkins Ave
Nashville, TN 37209

MAP AND PARCEL NUMBER: 05014020500

WARRANTY DEED
26NT01130

Effective the 10th Day of June, 2026 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Karissa Ordung and Samuel Ordung, wife and husband

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Jaw on 7th, LLC

The following described real estate in **Davidson** County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 278 on the Plan of Parkwood Estates, Section II, as o record in Plat Book 3300, Page 5, Register's Office for Davidson County, Tennessee to which plat reference is here made for a complete description thereof.

Being the same property conveyed to Karissa Ordung and Samuel Ordung, wife and husband from Hyde & Moore Assets, LLC, a Tennessee Limited Liability Company, by Warranty Deed dated 04/13/2020 and recorded 04/16/2020 in Instrument No. 20200416-0040166, Register's Office of said County.

This is an improved property commonly known as: 3213 Sennadale Lane, Nashville, TN 37207

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 10th day of June, 2021

Karissa Ordung

State of TN)
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Karissa Ordung**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My Commission expires: 12 / 27 / 2027

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 12/27/2027

Witness our hands this the 10th day of June, 2026

Samuel Ordung

State of TN)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Samuel Ordung**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My Commission expires: 12 / 27 / 2027

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 12/27/2027

Tennessee Certification of Electronic Document

I, Justin Foster 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 6-10-26 (date of document).

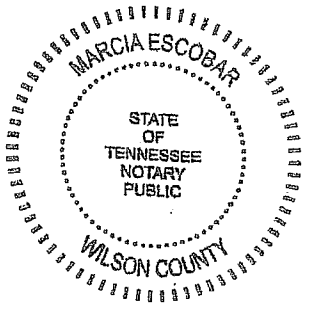
Affiant Signature

6-10-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 10 of June, 26.

(SEAL)



Marcia Escobar
Notary's Signature
My Commission Expires: 10-25-2027