Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

This instrument prepared by: Walter N. Winchester, Esq.
Winchester, Sellers, Foster & Steele, P.C.
100 Bluegrass Commons Blvd., Suite 2170
Hendersonville, TN 37075
Phone: (865) 637-1980

THE PREPARER OF THIS DEED HAS NOT BEEN REQUESTED TO NOR HAS HE CONDUCTED A TITLE SEARCH OR AN INSPECTION OF THE PROPERTY TRANSFERRED HEREBY AND NO REPRESENTATIONS OR WARRANTIES AS TO THE STATUS OF TITLE OR CONDITION OF THE PREMISES HAS BEEN MADE.

Responsible Taxpayer and Property Owner:

Johnny Griffin and Kerrie Griffin
5936 Colchester Drive
Hermitage, Tennessee 37076

Map/Parcel No. 87-5-A-6300

Karen Johnson Davidson County
Batch # 1480855 DEEDWARR
10/06/2026 09:25:14 AM 2 pgs
Fees: $13.00 Taxes: $1,309.80
20261006-0091769

I, or we, hereby swear or affirm that the actual consideration for the transfer or value of the property transferred, whichever is greater, is $354,000.00 , which amount is ~~equal to or~~ greater than the amount which the property transferred would command ~~at a fair~~ and voluntary sale.

Affiant

Sworn to and subscribed before me, this
1 day of October, 2026.

Notary Public
My Commission Expires: 02-18-2029

NOTARIAL SEAL IOWA
EMMA LEEPER
Commission Number 870909
My Commission Expires
February 18, 2029

THIS INDENTURE is made this the 1st day of October, 2026, by and between **Susan K. Purcell-Orleck, an unmarried woman** (hereinafter the "Grantor"), and **Johnny Griffin and Kerrie Griffin, husband and wife** (hereinafter collectively the "Grantee").

WITNESSETH:

That said Grantor for and in consideration of the sum of Ten and no/100 ($10.00) Dollars and for other good and valuable considerations in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby, bargain, sell and convey unto said Grantee and the heirs, representatives, executors, administrators, successors, and assigns of

Grantee, together with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein, the following described Demised Premises:

Land in Davidson County, Tennessee, being Lot No. 89, on the plan of Farmingham Woods, Phase II, Section 1, as shown on plat of record in Plat Book 7900, Page 417, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Joel R. Orleck and Susan K. Purcell-Orleck, wife and husband, by the Warranty Deed of record at Book 8719, Page 712, in the Register's Office for Davidson County, Tennessee. Joel R. Orleck passed away on November 3, 2020, leaving Susan K. Purcell-Orleck the property.

TO HAVE AND TO HOLD the said Demised Premises to the said Grantee and the heirs, representatives, executors, administrators, successors, and assigns of Grantee forever.

AND said Grantor, for Grantor and for the heirs, representatives, executors, administrators, successors, and assigns of Grantor, does hereby covenant with said Grantee and the heirs, representatives, executors, administrators, successors and assigns of Grantee, that Grantor is lawfully seized of the Demised Premises herein conveyed; Grantor has full power, authority and right to convey the same; that Grantor will forever warrant and defend the title thereto against the lawful claims of all persons; and that said Demised Premises are free from all encumbrances, ***EXCEPT*** the lien of current *ad valorem* property taxes, assumed and to be paid by Grantee based upon pro-ration at closing.

IN WITNESS WHEREOF, the Grantor has executed ~~this~~ or caused the ~~same~~ to be executed by a duly authorized representative this the date first written ~~above~~.

GRANTOR:

Susan K. Purcell Orleck

Susan K. Purcell-Orleck

STATE OF ~~TENNESSEE~~ Iowa §
§
COUNTY OF Story §

Personally appeared before me, a duly commissioned **Notary Public** in and for the County and State aforesaid, **Susan K. Purcell-Orleck,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for purposes therein contained.

Witness my hand at office this the 1 day of October, 2026.

Emma Leeper

Notary Public

My Commission Expires: 02-18-2029

EMMA LEEPER
Commission Number 870909
My Commission Expires
February 18, 2029