Karen Johnson Davidson County
Batch# 693649 DEEDWARR
08/10/2021 08:13:30 AM 3 pgs
Fees: $18.00 Taxes: $814.00
20210810-0107290

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-3786

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th day of August, 2021

Notary Public

Commission Expires: 8/6/23

JESSICA EPLEY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY My Commission Expires

Address of New Owner	Send Tax Bills To:	Map & Parcel
Orion Capital Investments LLC 2231 Highway 31 E Gallatin, TN 37066-8296	NEW OWNER	081-16-0-596.00

WARRANTY DEED

FOR AND IN 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,

Brandon Adams, Trustee of The 1018 Jackson Trust

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Orion Capital Investments LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTEES, 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 the westerly half of Lot No. 18 on the Plan of Dr. B.W. Hall's Addition to Nashville, Tennessee, fronting 25 feet on the northerly side of Jackson Street, and extending back northerly between parallel lines and with the easterly line of Lot No. 19, 150 feet to an alley, as represented on the Plan of said Addition, which is recorded in Book 17, Page 261, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Juanita Chapple by Installment Deed from Erma Porter Biddix, single of record in Book 5487, Page 382, Register's Office for Davidson County, Tennessee, dated August 22, 1979 and recorded on August 23, 1979. (Value or consideration shown in aforementioned deed $6,500.00.)

Juanita Chapple having since died leaving a Last Will and Testament of record in Book 10351, Page 357, Register's Office for Davidson County, Tennessee.

James Rhodes died June 3, 2020. Petition for Letters of Administration was recorded at Docket No. 20P1840 in the Seventh Circuit Court for Davidson County, Tennessee Probate Division.

Being the same property conveyed to Brandon Adams, Trustee of The 1018 Jackson St Trust by Warranty Deed from Melvn Smith, Jr, Administrator of the Estate of James Rhodes of record in Instrument No. 20210506-0060662 Register's Office for Davidson County, Tennessee, dated April 29, 2021 and recorded on May 06, 2021. (Value of consideration shown in aforementioned deed $230,000.00.)

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: **1018 Jackson Street, Nashville, TN 37208**.

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 so 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.

Dated this the 5th day of August, 2021.

The 1018 Jackson Trust

By: _____
Brandon Adams, Trustee

STATE OF TENNESSEE COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Brandon Adams, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Trustee of 1018 Jackson Trust the within named bargainor, and that he as such Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained.
Witness my hand and official seal at this 5th day of August, 2021.

_____
Notary Public
My Commission Expires: 8/16/23

JESSICA EPLEY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires

Certificate of Authenticity

I, **Joshua A. Terry**, 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 8/5/21.

Affiant Signature

8/6/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/6/21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON