Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT2108002288

Karen Johnson Davidson County
Batch# 710382 DEEDWARR
09/07/2021 09:27:22 AM 2 pgs
Fees: $13.00 Taxes: $758.50
20210907-0119306

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 Tennessee }
County of Davidson }

The actual consideration or value, whichever is greater for this transfer is: $205,000

Affiant Signature

Subscribed and sworn to before me on this the 2nd Day of September, 2021

Notary Public

My Commission expires 1/18/22

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-18-2022

NAME AND ADDRESS OF PROPERTY OWNER:
Orion Capital Investments, LLC
2231 Highway 31 East
Gallatin, TN 37066

SEND TAX BILLS TO:
NEW OWNER
MAP AND PARCEL NUMBER: Tax ID #: 08008014700

WARRANTY DEED
21NT01966

Effective the 2nd Day of September, 2021 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,

IRA Innovations LLC FBO Roth #2202221, IRA
Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Orion Capital Investments, LLC
Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Being Lot No. 222 on the Plan of Section Three, Bordeaux Hills, of record in Plat Book 3600, Page 34, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to IRA Innovations, LLC FBO Roth #2202221, IRA, by Warranty Deed from Elaine Smith Warren f/k/a Elaine Louise Smith Bass, dated 4/14/2014 and recorded 4/16/2014 in Instrument No. 20140416-0031647, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 3235 Lagrange Dr, Nashville, TN 37218-3113

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 2 day of Sept, ____

Elisha Holcombe, Authorized Representative, IRA Innovations LLC FBO Roth #2202221, IRA

State of Alabama
County of Shelby

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Elisha Holcombe**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the **Authorized Representative** of **IRA Innovations LLC FBO Roth #2202221, IRA**, the within named bargainer, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 2 day of Sept, 2021.

Meagan Suzette Glass
Notary Public

My Commission expires: 8/13/2023

MEAGAN SUZETTE GLASS NOTARY PUBLIC ALABAMA STATE AT LARGE