Record and return to: Victory Title & Escrow, LLC 695 President Pl., Ste. 203 Smyrna, TN 37167 VT 22010002 Karen Johnson Davidson County Batch# 793548 DEEDWARR 01/20/2022 12:05:38 PM 2 pgs Fees: $13.00 Taxes: $592.00 20220120-0007713	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $160,000.00 Affiant Subscribed and sworn to before me, this 18th day of January, 2022. Notary Public My commission expires: _____

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-22-2025

THIS INSTRUMENT WAS PREPARED BY
Lakeside Title & Escrow Series, LLC
854 Wren Road
Goodlettsville, TN 37072

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Orion Capital Investments, LLC	**Orion Capital Investments, LLC**	**025-04-0-061.00**
2231 Highway 31 E	**2231 Highway 31 E**	
Gallatin, TN 37066	**Gallatin, TN 37066**	

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, WE, **Todd Szymanski and Patricia Szymanski, as to 1/2 interest, and Timothy Wagner, as to a 1/2 interest,** 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 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:

Property known as: 238 McCoin Drive, Goodlettsville, TN 37072, County of Davidson

Being Lot No. 11 on the Plan of Franklin Heights at Goodlettsville, a plat of which is of record in Book 2083, Page 91, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Todd Szymanski and Patricia Szymanski and Timothy Wagner and Lisa Wagner by Warranty Deed from Sarah Evelyn Oldham and husband, William S. Oldham, dated 09/26/2005 and recorded 10/03/2005 in Instrument No. 20051003-0118306, Register's Office for Davidson County, Tennessee.The said Lisa Wagner is deceased as of 12/31/2013, leaving Todd Szymanski and Patricia Szymanski, as to a 1/2 interest, and Timothy Wagner, as to a 1/2 interest, as the sole owners of the subject property.

Specific Power of Attorney executed by Timothy Wagner appointing Todd Szymanski to sign on his behalf dated January 13, 2022 and recorded in Instrument No. 20220120-0007712, Register's Office for Davidson County, Tennessee.

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.

This is improved property known as: 238 McCoin Drive, Goodlettsville, TN 37072.

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 18th day of January, 2022.

Todd Szymanski

Patricia Szymanski

Timothy Wagner by Todd Szymanski, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of January, 2022, before me personally appeared **Todd Szymanski and Patricia Szymanski**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 18th day of January, 2022.

Notary Public

Commission Expiration: 4/17/2023

DOLORES E. BROWN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-17-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Todd Szymanski** to me known to be the person who executed the foregoing instrument in behalf of **Timothy Wagner** as his/her/their Attorney in Fact, and acknowledged that he/she executed the same as the free act and deed of the said of **Timothy Wagner**.

Witness my hand and official seal at office this 18th day of January, 2022.

Notary Public

Commission Expiration: 4/17/2023

DOLORES E. BROWN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-17-2023