Karen Johnson Davidson County
Batch# 855642 DEEDWARR
05/16/2022 08:45:11 AM 2 pgs
Fees: $13.00 Taxes: $1,517.00
20220516-0055629

Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT 22040025

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $410,000.00.

Affiant

Subscribed and sworn to before me, this 13th day of May, 2022.

Notary Public

My commission expires:

(Notary Stamp)

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

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
557 Sam Ridley Pkwy, Smyrna, TN 37167

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Orion Capital Investments, LLC	Orion Capital Investments, LLC	084-01-0-133.00
2221 Highway 31E	2221 Highway 31E	
Gallatin, TN 37066	Gallatin, TN 37066	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Sharon M. Atwood, Executrix of the Estate of Joan P. McKay, deceased

(hereinafter called the "Grantor"), 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 "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 14 on the Plan of Section One, Rose Estates, of record in Book 3600, Page 37, Register's Office for said County.

SAID Lot No. 14 fronts 67 feet on the Northerly side of Rose Park Drive and extends back 166.94 feet on the Westerly line and 182.34 feet on the Easterly line, to a dead line in the rear, which is a broken line, on which it measures 142.52 feet.

BEING the same property conveyed to Charles M. McKay and wife, Joan P. McKay, by Warranty Deed from Mrs. Artie G. Brooks, a widow, of record in Book 4631, Page 877, Register's Office for Davidson County, Tennessee, dated August 24, 1972 and recorded on August 25, 1972; the said Charles M. McKay became deceased in July of 1994, vesting Joan P. McKay as surviving tenant by the entirety; the said Joan P. McKay became deceased on May 20, 2021, and by her Last Will and Testament filed for Probate in Docket No. 21P1133 Probate Court of Davidson County, Tennessee, Sharon M. Atwood was granted authority and directed to sell the subject property in her capacity as Executrix without the joinder of any beneficiary or the Court.

BEING improved property known as **845 Rose Park Drive, Nashville, TN 37206.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 12th day of May, 2022.

Estate of Joan P. McKay

BY: Sharon M. Atwood
Sharon M. Atwood, Executrix

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, a Notary Public of said County and State, Sharon M. Atwood, with whom I am personally acquainted or (who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Executrix of the Estate of Joan P. McKay, the within bargainor, and that she such officer, as duly authorized, executed the foregoing instrument for the purposes therein contained by signing the name of the Estate, by herself as said Executrix.

Witness my hand and official seal this 12th day of May, 2022.

Andrew Suzore
State of Tennessee Notary Public
Davidson County

Notary Public
My Commission Expires: May 7, 2024

LTC File No. 22-000497-529