Karen Johnson Davidson County
Batch# 857275 DEEDWARR
05/17/2022 02:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20220517-0056945

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT220400108

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 9th day of May, 2022

Notary Public

MY COMMISSION EXPIRES: 3/25/23

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel Hartley **1008 A Dozier Place** **Nashville, TN 37216**	**SAME**	**081-16-0-596.00**

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,

Orion Capital Investments, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Daniel Hartley

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 record in Book 17, Page 261, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Orion Capital Investments, LLC, a Tennessee limited liability company, by Warranty Deed from Brandon Adams, Trustee of The 1018 Jackson Trust, dated 8/5/2021 and recorded 8/10/2021 in Instrument No. 20210810-0107290; and being the same property previously conveyed to Brandon Adams, Trustee of The 1018 Jackson St Trust by Warranty Deed from Melvin Smith, Jr., Administrator of The Estate of James Rhodes, dated 4/29/2021 and recorded 5/6/2021 in Instrument No. 20210506-0060662, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **1018 Jackson St., 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 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 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.

Witness our hands this 9th day of May, 2022.

Orion Capital Investments, LLC

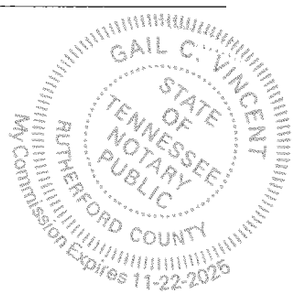
BY: _____
Eric Alvarez, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid personally appeared Eric Alvarez with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Authorized Agent of Orion Capital Investments, LLC the within named bargainor, and corporation, and that he as such Authorized being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Eric Alvarez as such Authorized Agent.

Witness my hand and official seal at office at Nashville, Tennessee on this the 9th day of May, 2022.

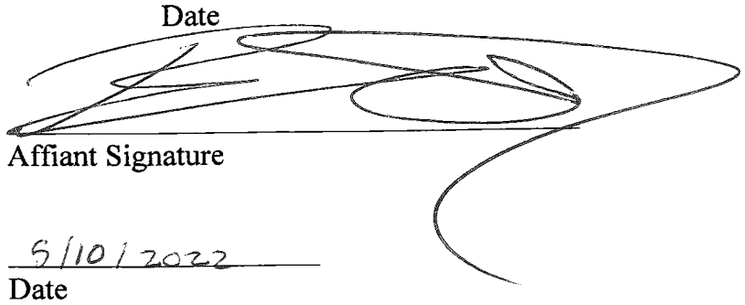
_____
Notary Public
My Commission Expires: _____



Certificate of Authenticity

I, Blake Harris Reynolds, 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 5/9/2022.

Date



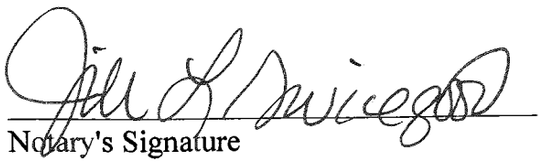
Affiant Signature

5/10/2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 10 day of May, 2022.



Notary's Signature

My Commission Expires: 7/9/22
Date

Notary's Seal (is on paper)

