Karen Johnson Davidson County
Batch# 864616 DEEDWARR
05/31/2022 09:24:30 AM 3 pgs
Fees: $18.00 Taxes: $4,625.00
20220531-0062270

WARRANTY DEED

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

File No. JN-22-2510

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of May, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOSHUA L HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Orion International LLC	Orion International LLC	
(NAME)	(NAME)	
2206B 11th Avenue South	3444 Woodmont Blvd	105-13-0W-002.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Michael A. Reese and Lauren E. Reese, Trustees of the Michael and Lauren Reese Living Trust dated May 23, 2018**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Orion International LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTEE, 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 Lot B as established by Declaration of Protective Covenants, Conditions and Restrictions establishing a horizontal property regime for 11th Avenue South Commons, a Townhouse Planned Unit Development, as of record in Instrument No. 20140619-0053833, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description thereof.

Being same property conveyed to Michael A. Reese and Lauren E. Reese, husband and wife by Warranty deed from Bravo Two, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20150311-0020934 Register's Office for Davidson County, Tennessee, dated March 05, 2015 and recorded on March 11, 2015.

Being the same property conveyed to Michael A. Reese and Lauren E. Reese, Trustees of the Michael and Lauren Reese Living Trust dated May 23, 2018 by Quitclaim deed from Michael A. Reese and Lauren E. Reese of record in Instrument No. 20180608-0055275 Register's Office for Davidson County, Tennessee, dated May 23, 2018 and recorded on June 08, 2018.

This is property more commonly known as 2206B 11th Avenue South, Nashville, TN 37204.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 17th day of May, 2022.

Michael A. Reese and Lauren E. Reese, Trustees of The Michael and Lauren Reese Living Trust dated May 23, 2018

By: _____

Michael A. Reese, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of May, 2022, before me personally appeared Michael A. Reese, Trustee of The Michael and Lauren Reese Living Trust dated May 23, 2018, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 17th day of May, 2022.

_____

Notary Signature
My commission expires:



Certificate of Authenticity

I, Jill Neely, 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 05/17/2022.

Date

Jill M Neely

Affiant Signature

05/25/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25th day of May, 2022.

Leslie Garside

Notary's Signature

My Commission Expires: 1/3/23

Date

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Seal (if on paper)