Karen Johnson Davidson County
Batch# 864910 DEEDWARR
05/31/2022 02:27:30 PM 3 pgs
Fees: $18.00 Taxes: $2,349.50
20220531-0062744

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT220400105

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$635,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 20th day of May, 2022

Notary Public

MY COMMISSION EXPIRES:

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

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
Gianni M. Castiglione and Lina Marie Lucifero 1744 WebsterSt. Baltimore, MD 21230	Same	084-01-0-131.00

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

Gianni M. Castiglione and Lina M. Lucifero, husband and wife.

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 Lot No. 12 on the Plan of Section One, Rose Estates, of record in Plat Book 3600, Page 37, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

SAID Lot 12 fronts 72 feet on the northerly side of Rose Park Drive and extends back 147.87 feet on the easterly line and 154.17 feet on the westerly line to a dead line in the rear on which it measures 88.72 feet.

BEING the same property conveyed to Orion Capital Investments, LLC, a Tennessee limited liability company, by Warranty Deed from Opendoor Property Trust I, a Delaware statutory trust, dated 12/20/2021 and recorded 12/22/2021 in Instrument Number 20211222-0169231; and the same property previously conveyed to Opendoor Property Trust I, a Delaware statutory trust, by Warranty Deed from Jeffrey T. Bower and Lynn Marie Bower, husband and wife, dated 6/7/2021 and recorded 6/10/2021 in Instrument Number 20210610-0078020, Register's Office for Davidson County, Tennessee. ALSO BEING the same property previously conveyed to Jeffrey T. Bower, a son, by Quitclaim Deed from Donna Bower, a mother, dated 7/18/2017 and recorded 7/19/2017 in Instrument Number 20170719-0072782; and previously conveyed to Donna G. Bower by Quitclaim Deed from Donald Gene Bower, dated 10/7/1980 and recorded 11/20/1980 in Book 5680, Page 644 (pursuant to terms a Journal Entry of Divorce, Garfield County, Oklahoma District Court Docket No. FR-80-516), a copy of which was also recorded 11/20/1980 in Book 5680, Page 640; and previously conveyed to Donald Gene Bower and wife, Donna G. Bower by Warranty Deed from Charles M. Wood and wife, Cassandra Ann Wood, dated 8/16/1976 and recorded 8/20/1976 in Book 5059, Page 482, 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 **849 Rose Park Drive, Nashville, TN 37206**
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 20th 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 Nashville, Tennessee, this 20th day of May, 2022.

Commission Expires: 11-22-25

Notary Public

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

True Copy Certification

I, **Diane March,** 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 this the 20th day of May, 2022.

Affiant Signature
Date 05/20/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 20th day of May, 2022.

Notary's Signature
MY COMMISSION EXPIRES: _____

