Karen Johnson Davidson County
Batch# 883592 DEEDWARR
07/05/2022 09:10:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20220705-0077043

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT220500159

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 1st day of July, 2022

Notary Public

MY COMMISSION EXPIRES: 2-22-25

HEATHER LEE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES FEBRUARY 22, 2025

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
Brianna L. Hamlin and Jorge A, Guaman **238 McCoin Drive** **Goodlettsville, TN 37072**	Regions Bank 2050 Parkway Office Cir. Birmingham, AL 35244	**025-04-0-061.00**

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

Brianna L. Hamlin, unmarried woman and Jorge A, Guaman, unmarried man, as joint tenants with rights of survivorship

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. 11 on the Plan of Franklin Heights at Goodlettsville, a plat of which is of record in Book 2083, Page 91, 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 Orion Capital Investments, LLC, a Tennessee limited company, by Warranty Deed from Todd Szymanski and Patricia Szymanski, as to a ½ interest and Timothy Wagner, as to a ½ interest, dated 1/18/2022 and recorded 1/20/2022 in Instrument No. 20220120-0007713, Register's Office for Davidson County, Tennessee. ALSO BEING the same property previously 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 9/26/2005 and recorded 10/3/2005 in Instrument Number 20051003-0118306, Register's Office for Davidson County, Tennessee. The said Lisa Wagner having since died on December 31, 2013.

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 **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 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 ~~23rd~~ 1st day of ~~June~~ July, 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 ~~23rd~~ 1st day of ~~June~~ July, 2022.

_____
Notary Public

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

My Commission Expires: _____

Return To:
Allegiance Title of TN, LLC
278 Doug Warpoole Rd, Ste 218
Smyrna, TN 37167
File No. 22004449

Tennessee Certification of Electronic Document

I, Nikki McKinney, 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 7-1-22 (date of document).

nmckinney
Affiant Signature

7-1-22
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 1ST day of July, 2022.

Heather Lee
Notary's Signature

MY COMMISSION EXPIRES: 2-22-25

NOTARY'S SEAL

