Karen Johnson Davidson County
Batch# 889569 DEEDWARR
07/15/2022 01:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20220715-0081561

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT220600167

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON ~~Williamson~~
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$405,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 14th day of July, 2022

Notary Public

MY COMMISSION EXPIRES: 6/25/25

STEPHANIE LUNA STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY MY COMMISSION EXPIRES 6-25-2025

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 |
|---|---|---|
| **Jeffrey Paul Hawkins**<br>**1652 Bridgecrest Dr.**<br>**Antioch, TN 37013** | New Owner | **149-15-OA-273.00 CO** |

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

**Jeffrey Hawkins and Donnett Kenesha Hamilton, 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. 163 on the Final Plat of Phase 3, Cambridge Forest, of record as Instrument No. 20010628-0068483, as amended in Instrument No. 20020503-0054630, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.**

**BEING the same property conveyed to Orion Capital Investments, LLC, a Tennessee limited liability company, by Warranty Deed from SFRES Owner, LLC, a Delaware limited liability company, dated 3/31/2022 and recorded 4/4/2022 in Instrument No. 20220404-0038353, in the Register's Office of Davidson County, Tennessee. ALSO BEING PART OF the same property previously conveyed to SFRES Owner, LLC, a Delaware limited liability company, by Special Warranty Deed from NASH 2 SF, LLC, a Delaware limited liability company, dated 12/17/2021 and recorded 12/28/2021 in Instrument No. 20211228-0170379; and BEING the same property previously conveyed to NASH 2 SF, LLC, a Delaware limited liability company, by Warranty Deed from Raul Magana, married, dated 2/7/2017 and recorded 2/8/2017 in Instrument No. 20170208-0013412, in the Register's Office of 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 **1652 Bridgecrest Dr., Antioch, TN 37013**
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 14th day of July, 2022.

**Orion Capital Investments, LLC**

**BY:**_____
**ERIC ALVAREZ, AUTHORIZED AGENT**

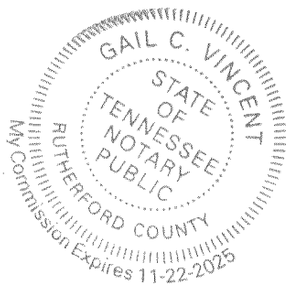
STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 Nashville, Tennessee, this 14th day of July, 2022.

Commission Expires:_____

Notary Public



- The text of a certification of an electronic document must be in the following form.

I, Kristopher Prizio 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 7-15-22 (date of document).

Affiant Signature

Date: 7-15-22

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 15 day of July, 2022.

Notary Signature

MY COMMISSION EXPIRES: 5-7-2024

Notary's Seal (if on paper)

BRIA SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5-7-2024