Karen Johnson Davidson County
Batch# 891869 DEEDWARR
07/21/2022 11:06:55 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20220721-0083544

Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
22-0263

Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VTN20V00190

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

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

Notary Public

Commission Expires: _____

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

Address of New Owner	Send Tax Bills To:	Map & Parcel
Orion Capital Investments, LLC 2231 Highway 31 E Gallatin, TN 37066	NEW OWNER	096-06-0-149.00

WARRANTY DEED

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, I/WE, **Martin R. Horowitz and Lynne Van Engel, heirs at law of Josef Glenn Horowitz, deceased** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Orion Capital Investments, LLC, a Tennessee limited liability company

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. 62, on the plan of Clover Hill, Section No. 2, as of record in Plat Book 2133, Page 46, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Josef G. Horowitz by Quitclaim Deed from Rebecca Horowitz, dated 8/13/2002 and recorded 7/1/2003 in Instrument No. 20030701-0090479; and being the same property previously conveyed to Josef Horowitz and wife, Rebecca Horowitz by Warranty Deed from Richard A. Cooper, unmarried, dated 4/30/2001 and recorded 5/3/2001 in Instrument No. 20010503-0045772, Register's Office for Davidson County, Tennessee.

The said Joseph G. Horowitz (aka Joseph Glenn Horowitz died intestate on May 18, 2022. His estate is being administered in Docket No. 22P-1054 in the Seventh Circuit Court for Davidson County, Tennessee. Martin R. Horowitz and Lynne Van Engel are the heirs at law of Joseph Glenn Horowitz, Affidavits of Heirship of record in Instrument Nos. 20220721-0083542 and 20220721-0083543, Register's Office for Davidson County Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2900 Ironwood Drive, Nashville, TN 37214.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 18 day of July, 2022.

Martin R. Horowitz

STATE OF MASSACHUSETTS
COUNTY OF Norfolk

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Martin R. Horowitz** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Needham, Massachusetts this 18th day of July, 2022.

Notary Public
My Commission Expires: 7-13-2023

(Notary Seal)

ANN BROWN
Notary Public
Commonwealth of Massachusetts
My Commission Expires July 13, 2023

Dated this the 19 day of July, 2022.

Lynne Van Engel

Lynne Van Engel

STATE OF NEW JERSEY
COUNTY OF Bergen

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Lynne Van Engel** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Ridgewood, New Jersey this 19th day of July, 2022.

Mary K. Hayden
Notary Public
My Commission Expires: 7/27/27

(Notary Seal)

MARY K. HAYDEN
NOTARY PUBLIC OF NEW JERSEY
Commission Expires 7/27/2027