Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT220710213

Karen Johnson Davidson County
Batch# 904039 DEEDWARR
08/16/2022 10:33:00 AM 2 pgs
Fees: $13.00 Taxes: $1,221.00

20220816-0092669

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $330,000.00

Affiant

Subscribed and sworn to before me, this .

Notary Public

My commission expires: _____

GARY VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-22-2025

THIS INSTRUMENT WAS PREPARED BY
Lakeside Title & Escrow Series, LLC
854 Wren Road
Goodlettsville, TN 37072

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Orion Capital Investments, LLC	**Orion Capital Investments, LLC**	**026-09-0-002.00**
2231 Highway 31E,	**2231 Highway 31E,**	
Gallatin, TN 37086	**Gallatin, TN 37086**	

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, **Clyde Wayne Evans, Jr. and Gina Gilley**, 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. 19 on the plan of Clark Place, Section 3, as shown by plat of record in Plat Book 2330, Page 11, as corrected by instrument of record in Book 2489, Page 447, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 19 fronts 90 feet on the southerly side of Shevel Street and runs back 220 feet on the westerly line and 290 feet on the easterly line to a dead line, measuring 114 feet thereon.

Being the same property conveyed to Clyde W. Evans, Sr., an unmarried man, by Warranty Deed from David L. Cook, unmarried, dated 12/31/2008 and recorded 01/05/2009 in Instrument No. 20090105-0000649, Register's Office for Davidson County, Tennessee. The said Clyde W. Evans, Sr. having died intestate on March 14, 2015 leaving property solely to heirs, Clyde Wayne Evans Jr. and Gina Gilley as evidenced by Affidavit of Heirship of record in Instrument Number 20220812-0091648 and Instrument Number 20220812-0091649 Register's Office for Davidson County, TN.

The property address and/or tax parcel identification number shown herein are provided solely for informational purposes, without warranty as to accuracy or completeness, and are not hereby insured.

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.

This is improved property known as: 113 Shevel Dr., 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 in 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(s) this 12th day of August, 2022

Clyde Wayne Evans, Jr.

Gina Gilley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this , before me personally appeared **Clyde Wayne Evans, Sr. and Gina Gilley**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 12th day of August, 2022

Notary Public

Commission Expiration:
1/6/25

GRACYN DADY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY