STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $360,000.00

Kathryn McCracken
Affiant

Subscribed and sworn to before me, this 13th day of September, 2022.

SAMANTHA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My commission expires: 1-11-26

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

Karen Johnson Davidson County
Batch# 916456 **DEEDWARR**
09/14/2022 11:17:51 AM 2 pgs
Fees: $13.00 Taxes: $1,332.00
20220914-0102483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Orion Capital Investments, LLC	New Owner	**07301020100**
4026 Ivy Dr		
Nashville, TN 37216		

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 ACKNOWLEDGE, WE,

Brandon Adams, Trustee of The 4026 Ivy Dr Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Orion Capital Investments, LLC

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. 31, on the Plan of Moss Rose Heights, Section Three and Four, of record in Plat Book 1835, Page 103, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Brandon Adams, Trustee of The 4026 Ivy Dr Trust, by Warrnaty Deed from Cindy Hatfield Harris, married, dated July 21, 2022, of record in Instrument No. 20220722-0084127, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Cindy Hatfield Harris, by Quitclaim Deed from Thomas P Hatfield, Jr, joined by his spouse, Nancy Hatfield, dated December 16, 2020, of record in Instrument No. 20210120-0008674, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Thomas P. Hatfield, Sr., and wife, Ruth C. Hatfield, by Deed from Fred Allen and wife, Lorene Allen, dated September 19, 1952, of record in Book 2095, Page 225, in the Register's Office for Davidson County, Tennessee. Thomas P. Hatfield, Sr., died May 25, 1970, leaving Ruth C. Hatfield as the survivor of their tenancy-by-the entireties. Ruth C. Hatfield died intestate on January 1, 1990, leaving Thomas P Hatfield, Jr as her sole heir-at-law. Reference is hereby made to Affidavits of Heirship of record in Instrument No. 20210120-0008672 & Instrument No. 20210120-0008673.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (_____) property known as 4026 Ivy Dr, Nashville, TN 37216.

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.

_____ Date: 9-13-22

The 4026 Ivy Dr Trust
By: Brandon Adams
It's: Trustee

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **BRANDON ADAMS** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is TRUSTEE OF The 4026 Ivy Dr Trust and that he is authorized by The 4026 Ivy Dr Trust to execute this instrument on its behalf.

Witness my hand, at office, this 13th day of September 2022.

_____
NOTARY PUBLIC

My Commission Expires: 1-11-26

SAMANTHA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SAMANTHA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY