RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT230300053

Karen Johnson Davidson County
Batch# 993319 DEEDWARR
04/19/2023 08:30:30 AM 3 pgs
Fees: $18.00 Taxes: $2,271.80
20230419-0028666

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$614,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 17th day of April, 2023

Notary Public

MY COMMISSION EXPIRES: 8/15/2026

VICTORIA CAMARENA
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

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
William T. Harris **and Cara L. Harris** **845 Rose Park Drive** **Nashville, TN 37206**	New Owner	**084-01-0-133.00**

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

William T. Harris and Cara L. Harris, 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. 14 on the Plan of Section One, Rose Estates, of record in Book 3600, Page 37, Register's Office for Davidson County, Tennessee.

Said Lot No. 14 fronts 67 feet on the northerly side of Rose Park Drive and extends back 166.94 feet on the westerly line and 182.34 feet on the easterly line, to a dead line in the rear, which is a broken line, on which it measures 142.52 feet.

BEING the same property conveyed to Orion Capital Investments, LLC, a Tennessee limited liability company, by Warranty Deed from Sharon M. Atwood, Executrix of the Estate of Joan P. McKay, deceased, dated 5/12/2022 and recorded 5/16/2022 in Instrument No. 20220516-0055629, Register's Office for Davidson County, Tennessee. ALSO BEING the same property previously conveyed to Charles M. McKay and wife, Joan P. McKay by Warranty Deed from Artie G. Brooks, a widow, dated 8/24/1972 and recorded 8/25/1972 in Book 4631, Page 877, Register's Office for Davidson County, Tennessee. Charles M. McKay died in July, 1994, leaving the property vested solely in Joan P. McKay. The said Joan P. McKay died testate on May 20, 2021. According to her Last Will and Testament filed in Docket No. 21P1133 in the Probate Court for Davidson County, Tennessee, Sharon M. Atwood was granted authority and directed to sell the subject property in her capacity as Executrix of the estate.

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 **845 Rose Park Drive, Nashville, TN 37206**
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 17th day of April, 2023.

Orion Capital Investments, LLC

BY:_____
Eric Alvarez, Authorized Agent

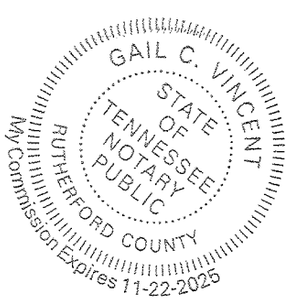
STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 Agent being authorized so to do, execute 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 17th day of April, 2023.

Commission Expires:_____

Notary Public



Certificate of Authenticity

I, Joshua A. Terry, 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 4/17/2023.

Affiant Signature

April 18, 2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on April 18, 2023.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON