WARRANTY DEED

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 05-09-2026

#16801

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,450,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of May, 2023

Notary Public

MY COMMISSION EXPIRES _____

(AFFIX SEAL)

Return to: **THIS INSTRUMENT WAS PREPARED BY** Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Orion International LLC	NEW OWNER	118050x0200co
(NAME)	(NAME)	
720 Sedley Rd		
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 1000409 DEEDWARR
05/08/2023 09.04 34 AM 2 pgs
Fees $13 00 Taxes $5,365 00
20230508-0033813

For and in consideration of the sum of Ten Dollars ($10 00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Michael Monaco and Taylor Monaco, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Orion International 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 Unit B of 922 Gale Lane Homes, a Planned Unit Development, as shown on Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions for 922 Gale Lane Homes, a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotated Section 66-27-103(b) of record in Instrument Number 20170503-0043785, Register's Office for Davidson County Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit The easements, restrictive covenants, conditions and regulations imposed upon and relating to the unit, property, co-owners and tenants of 922 Gale Lane Homes, a Horizontal Property Regime contained in said Declarations, the plat filed at Exhibit "C" to said Declaration appearing in Instrument Number 20170503-0043785 and ByLaws appended hereto as Exhibit "B", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein

Being the same property conveyed to Michael Monaco and spouse, Taylor Monaco, by deed of record in Instrument No 20180607-0054862 , Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record

unimproved ☐

This is improved ☑ property, known as 922 B Gale Lane, Nashville, TN 37204

(House Number) (Street) (PO Address) (City or Town) (Postal Zip)

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 my/our hands this 5th day of May, 2023

Michael Monaco

Taylor Monaco

State of Tennessee
County of Davidson

Personally appeared before me Michael Monaco and Taylor Monaco, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained

WITNESS my hand and seal this 5th day of May, 2023

Notary Public
My Commission Expires

File No 16801

