Karen Johnson Davidson County
Batch# 1008508 DEEDWARR
05/26/2023 03:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20230526-0040098

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT230400078

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 19th day of May, 2023

Notary Public

MY COMMISSION EXPIRES: 10/16/2024

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
Robin Colleen Beauchesne **413 Rosehill Drive** **Goodlettsville, TN 37072**	New Owner	025-07-0-005.00

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

Robin Colleen Beauchesne, a single woman

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. 73 as shown on the map entitled Section Three, Ranchwood Estates, of record in Book 3300, Page 59, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

BEING the same property conveyed to Orion Capital Investments, LLC, a Tennessee limited liability company, by Warranty Deed from Maurice Paschall Frey, III, dated 8/17/2022 and recorded 8/19/2022 in Instrument No. 20220819-0093872, Register's Office for Davidson County, Tennessee.

BEING the same property previously conveyed to Maurice Paschall Frey, Jr. and wife, Shirley McKee Frey by Warranty Deed from Robert H. Garrett and wife, Norma Gail Garrett, dated 10/1/1968 and recorded 10/10/1968 in Book 4276, Page 745, Register's Office for Davidson County, Tennessee. The said Shirley McKee Frey died intestate on or about April 15, 2022, leaving the property vested solely in Maurice Paschall Frey, Jr. The said Maurice Paschall Frey, Jr. died intestate on or about June 16, 2022, leaving the subject property to Maurice Paschall Frey, III, his only heir at law. For further reference, see Affidavit of Heirship recorded 7/20/2022 in Instrument Number 20220720-0082992, said Register's Office.

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 **413 Rosehill Drive, 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 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 19th day of May, 2023.

Orion Capital Investments, LLC

BY: _____
Eric Alvarez, Authorized Agent

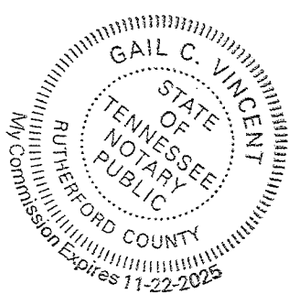
STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 being authorized so to do, executed 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 19th day of May, 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 5/19/23.

Affiant Signature – Joshua A. Terry

5/24/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/24/2023.

Notary Public

My Commission Expires: 9/28/26

OLIVIA MORTENSEN
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 28, 2026
COUNTY OF WILLIAMSON