Karen Johnson Davidson County
Batch# 1021778 DEEDWARR
07/03/2023 08:16:30 AM 3 pgs
Fees: $18.00 Taxes: $2,016.50
20230703-0050432

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT230500108

WARRANTY DEED

KRISTIAN BOOTH
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
September 02, 2024
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$545,,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 27th day of June, 2023

Kristian Booth
Notary Public

MY COMMISSION EXPIRES: 9-2-24

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
Ralph Garrett Harris and Jessica Bush 2900 Ironwood Dr Nashville, TN 37214	Legacy Home Loans, LLC dba Steadfast Mortgage 1036 Stearman Dr. Ste. 6 White House, TN 37188	096-06-0-149.00

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

Ralph Garrett Harris, an unmarried man and Jessica Bush, an unmarried woman, as tenants in common with rights of survivorship

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. 62, on the plan of Clover Hill, Section No. II, as of record in Plat Book 2133, Page 46, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Orion Capital Investments, LLC, a Tennessee limited liability company, by Warranty Deed from Martin R. Horowitz and Lynne Van Engel, heirs at law of Josef Glenn Horowitz, deceased, dated 7/18/2022 and recorded 7/21/2022 in Instrument No. 20220721-0083544, Register's Office for Davidson County, Tennessee. BEING the same property previously conveyed to Josef G. Horowitz by Quitclaim Deed from Rebecca Horowitz, dated 8/13/2002 and recorded 7/1/2003 in Instrument No. 20030701-0090479; and being the same property previously conveyed to Josef Horowitz and wife, Rebecca Horowitz by Warranty Deed from Richard A. Cooper, unmarried, dated 4/30/2001 and recorded 5/3/2001 in Instrument No. 20010503-0045772, Register's Office for Davidson County, Tennessee. The said Joseph G. Horowitz (aka Joseph Glenn Horowitz) died intestate on May 18, 2022, with his Estate having been administered in Docket No. 22P-1054 in the Seventh Circuit Court for Davidson County, Tennessee, with Martin R. Horowitz being appointed as Administrator. By intestate succession, subject property passed to his heirs at law, Martin R. Horowitz and Lynne Van Engel, pursuant to Affidavits of Heirship recorded 7/21/2022 in Instrument No. 20220721-0083542 and Instrument No. 20220721-0083543, 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 **2900 Ironwood Dr, Nashville, TN 37214**
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 27th day of June, 2023.

Orion Capital Investments, LLC

BY: _____

Eric Alvarez, Authorized Agent

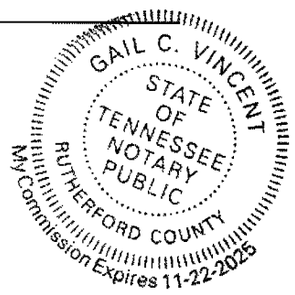
STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 the 27th day of June, 2023.

_____
Notary Public

My Commission Expires: _____



Tennessee Certification of Electronic Document

I, Steven T. Morris 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 June 30, 2023 (date of document).

Affiant Signature

June 30, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 30th day of June, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023