Karen Johnson Davidson County
Batch# 1031301 DEEDWARR
07/27/2023 09 55 44 AM 2 pgs
Fees $13 00 Taxes $2,435 90
20230727-0057905

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT230600129

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$658,350.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 25th day of July, 2023

Notary Public

MY COMMISSION EXPIRES:

GAIL C VINCENT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 11-22-2025

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
The Denise Trinast Richardson Revocable Living Trust **4026 Ivy Dr** **Nashville, TN 37216**	**SAME**	**073-01-0-201.00**

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

The Denise Trinast Richardson Revocable Living Trust

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 Orion Capital Investments, LLC, by Warranty Deed from Brandon Adams, Trustee of The 4026 Ivy Dr Trust, dated 9/13/2022 and recorded 9/14/2022 in Instrument No. 20220914-0102483, Register's Office for Davidson County, Tennessee. ALSO BEING the same property previously conveyed to Brandon Adams, Trustee of The 4026 Ivy Dr Trust by Warranty Deed from Cindy Hatfield Harris, married, dated 7/21/2022 and recorded 7/22/2022 in Instrument No. 20220722-0084127; and being the same property previously conveyed to Cindy Hatfield Harris by Quitclaim Deed from Thomas P. Hatfield, Jr., joined by his spouse, Nancy Hatfield, dated 12/16/2020 and recorded 1/20/2021 in Instrument No. 20210120-0008674; and being the same property previously conveyed to Thomas P. Hatfield and wife, Ruth C. Hatfield by Warranty Deed from Fred Allen and wife, Lorene Allen, dated 9/19/1952 and recorded 9/19/1952 in Book 2095, Page 225, Register's Office for Davidson County, Tennessee. The said Thomas P. Hatfield a/k/a Thomas P. Hatfield Sr. having since died on 5/25/1970, leaving Ruth C. Hatfield as the surviving tenant by the entirety. The said Ruth C. Hatfield having since died intestate on 1/1/1990, leaving Thomas P. Hatfield, Jr. as her sole heir at law, pursuant to Affidavits of Heirship of record in Instrument Nos. 20210120-0008672 and 20210120-0008673, 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 **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 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 25th day of July, 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 25th day of July, 2023.

_____
Notary Public

My Commission Expires. _____

GAIL C. VINCENT
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-22-2025