Karen Johnson Davidson County
Batch# 1072781 DEEDWARR
11/16/2023 04:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,590.63
20231116-0089548

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT231000164

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$429,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
15th day of November, 2023

Notary Public

MY COMMISSION EXPIRES: 9/15/27

TINA SHINN
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
Juan Toribio Rodriguez **113 Shevel Dr** **Goodlettesville, TN 37072**	New Owner	**026-09-0-002.00**

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

Juan Toribio Rodriguez. a single man

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. 19 on the Plan of Section III, Clark Place, as shown by Plat of record in Plat Book 2300, Page 11, as corrected by Instrument of record in Book 2489, Page 447, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Orion Capital Investments, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Clyde Wayne Evans, Jr. and Gina Gilley, dated 8/12/2022 and recorded 8/16/2022 in Instrument No. 20220816-0092669, in the Register's Office of Davidson County, Tennessee. Also being the same property previously conveyed to Clyde W. Evans, Sr., an unmarried man, by Warranty Deed from David L. Cook, unmarried, dated 12/31/2008 and recorded 1/5/2009 in Instrument No. 20090105-0000649, in the Register's Office of Davidson County, Tennessee.The said Clyde W. Evans, Sr. having since died intestate on March 14, 2015, leaving property solely to heirs, Clyde Wayne Evans, Jr. and Gina Gilley as evidenced by Affidavits of Heirship recorded in Instrument No. 20220812-0091648 and Instrument No. 20220812-0091649, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been paid by the Grantor; 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 **113 Shevel Dr, Goodlettesville, 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 15th dayof November, 2023.

Orion Capital Investments LLC

BY:_____
Eric Alvarez, Authorized Agent

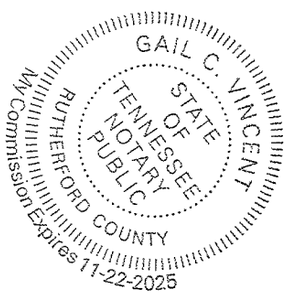
STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 the 15th day of November, 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 11/15/23.

Affiant Signature – Joshua A. Terry

11/16/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11/16/23.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27