WARRANTY DEED

Karen Johnson Davidson County
Batch# 1146043 DEEDWARR
06/11/2024 01:20:30 PM 3 pgs
Fees: $18.00 Taxes: $4,625.00
20240611-0043727

File No.: RES-24-820A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of June, 2024.

Notary Public

MY COMMISSION EXPIRES: 10/31/27
(AFFIX SEAL)

TIFFANY W. TITTLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES 10/31/2027

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Orion International, LLC	NEW OWNER	118-02-1R-001.00C0
(NAME)	(NAME)	
720 Sedley Road Nolensville, TN 37135	SAME	
(ADDRESS)	(ADDRESS)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **BUILD NASHVILLE DB2, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **ORION INTERNATIONAL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit A established pursuant to the Declaration of Covenants, Conditions and Restrictions for Homes at 820 Kirkwood Avenue, a Horizontal Property Regime, of record in Instrument Number 20230428-0031397, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Build Nashville DB2, LLC, a Tennessee Limited Liability Company, from Tiffany Dunn, an Unmarried person, by Warranty Deed dated April 17, 2023, recorded April 18, 2023, in Instrument No. 20230418-0028619, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 820A Kirkwood Avenue, Nashville, TN 37204
(House Number) (Street) (City or Town) (State) (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 GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this 11th day of June, 2024.

Build Nashville DB2, LLC, a Tennessee Limited Liability Company

By: _____, Authorized Agent
Adam G. LaFevor, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of June, 2024 , before me, the undersigned Notary Public in and for said County and State, personally appeared Adam G. LaFevor, known to me (or proved to me on the basis of satisfactory evidence) to be the person or person(s) described in, and who, upon oath, acknowledged himself to be the Authorized Agent of Build Nashville DB2, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such Authorized Agent executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 11th day of June, 2024.

_____
Notary Signature
My commission expires: 10/31/27

TIFFANY WHITTLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 10/31/2027

RETURN TO:

Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210
(615) 515-7171

Certificate of Authenticity

I, Tiffany Rooker, 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 11, 2024.

Tiffany Rooker
Affiant's Signature

6/11/24
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 11th day of June, 2024.

Mackenzie Hudson
Notary's Signature

My Commission Expires: 9-8-25

Notary's Seal

