Karen Johnson
Batch # 1179100
09/09/2024 09:38:06 AM
Fees: $13.00 Taxes: $4,366.00
Davidson County
DEEDWARR
2 pgs
20240909-0069085

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT240600062

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 6th day of September, 2024

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
Grace Drake and Michael Stiles **4010 Moss Rose Dr.** **Nashville, TN 37216**	**SAME**	**073-01-0-257.00**

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

Grace Drake and Michael Stiles, Wife and Husband

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 8 on the Plan of Map of B E Woodard's Subdivision of a part of the W J Tune Land, of record in Plat Book 974, Pages 94 and 95, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property

BEING the same property conveyed to Orion Capital Investments, LLC, a Tennessee limited liability company, by Warranty Deed from George L. Rooker, Jr., married and Richard R. Rooker, married, dated 7/20/2023 and recorded 7/24/2023 in Instrument No. 20230724-0056658, Register's Office for Davidson County, Tennessee.
ALSO BEING the same property previously conveyed to George L. Rooker and wife, Betty J. Rooker by Warranty Deed from James A. Pate, Jr. and wife, Martha S. Pate, dated 10/11/1972 and recorded 10/16/1972 in Book 4646, Page 683, Register's Office for Davidson County, Tennessee. According to Affidavit of Heirship recorded 7/24/2023 in Instrument No. 20230724-0056657, and Affidavit of Heirship recorded 10/4/2021 in Instrument No. 20211004-0133099, the said George L. Rooker predeceased his wife, Betty J. Rooker on March 6, 1993. The said Betty J. Rooker having since died intestate on October 16, 2017, leaving George L. Rooker, Jr. and Richard R. Rooker as her only surviving children and heirs-at-law.

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 **4010 Moss Rose 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 6th day of September, 2024.

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 6th day of September, 2024.

Commission Expires:_____

Notary Public

