Karen Y Johnson Davidson County
Batch# 171128 DEEDWARR
12/06/2018 10:55:33 AM 2 pgs
Fees: $13.00 Taxes: $828.80
20181206-0118946

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $224,000.00

Affiant

Subscribed and sworn to before me, this 4th day of December 2018.

Notary Public
My commission expires: 1-24-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Address of New Owner:	Send Tax Bills to:	Tax Information
Timothy Wyckoff	SWBC Mortgage	061-06-0-139.00
4201 Glynda Dr.	9311 San Pedro Ave ste 100	
Nashville, TN 37216	San Antonio, TX 78216	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **IRA Innovations, LLC FBO Mark Kuzma IRA and B. Claire Kuzma,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Timothy Wyckoff and Mallory Wyckoff,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Allison Heights of record in Plat Book 2330, Page 142, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 6 fronts 70 feet on the west side of Glynda Drive, and runs back 184 feet on the north line, and 187 feet on the south line, to the east right-of-way line of the Louisville & Nashville Railroad, as shown on said plat, on which it measures 112.3 feet.

Being the same property conveyed to Profile & Principle, LLC, a Tennessee limited liability company, by Warranty Deed from Terry Toma Lashley, Executor of the Estate of Frances Christine Lashley dated November 17, 2016 of record Instrument Number 20161121-0122434, c

Further, being the same property conveyed to Michael R. Zeller, unmarried, by Warranty Deed from Profile & Principle, LLC, a Tennessee limited liability company, dated February 9, 2017 of record as Instrument No. 20170215-0015604, Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to IRA Innovations, LLC, FBO Mark Kuzma IRA and B. Claire Kuzma by Successor Trustee's Deed dated November 1, 2018 of record as Instrument No. 20181102-0108821, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 4201 Glynda 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 4th day of December 2018.

IRA Innovations, LLC FBO Mark Kuzma IRA

By: _____
William P Gulas
Its: Authorized Representative

_____
B. Claire Kuzma

STATE OF Alabama
COUNTY OF Shelby

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **William P. Gulas**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the **Authorized Representative** (or other officer authorized to execute the instrument) of **IRA Innovations, LLC FBO Mark Kuzma IRA**, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as **Authorized Representative** (or other authorized officer).

Witness my hand and official seal at ~~Brentwood, Tennessee~~ Shelby, Alabama, this the 4th day of December 2018.

INGRID ELISHA HOLCOMBE
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
July 07, 2020

_____
Notary Public

My Commission expires: July 7, 2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **B. Claire Kuzma,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 4th day of December 2018.

_____
Notary Public

My Commission expires: 1-24-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

FILE NO: 2018116046