Karen Johnson Davidson County
Batch# 360533 DEEDWARR
02/20/2020 08:08:02 AM 2 pgs
Fees: $13.00 Taxes: $851.00
20200220-0018675

WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $230,000.00. Affiant Subscribed and sworn to before me this 19 day of February, 2020. Notary Public My Commission Expires:

LOGAN C. E. BELL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/11/2023
COUNTY OF CHEATHAM

Address New Owners as:	Tax Bill To:	Map / Parcel
David and Suzanne Carlisle 4792 Trousdale Drive Nashville, TN 37220	New Owner	14604018700

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. 20-02-16089

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **IRA Innovations, LLC FBO Thomas Alsup, IRA**, (The "Grantor") have bargained and sold, and by these presents do transfer and convey unto **David L. Carlisle and Suzanne W. Carlisle, husband and wife**, (The "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, Being Lot(s) 3B, as shown on the map entitled Zone Lot Division of Lot 3, Magnolia Hall, of record in Plat Book 5800, Page 197, amended in Book 5200, Page 787, Register of Deeds Office for Davidson County, Tennessee, to which plan reference is hereby made to said instrument number for a more comprehensive legal description.

Being the same property conveyed to IRA Innovations, LLC FBO Thomas Alsup, IRA, by Warranty Deed from Lacy E. Fleming, n/k/a Lacy Delon and wife, Rachael Delon, of record in Instrument Number 20170314-0024938. Register's Office for Davidson County, Tennessee.

This is unimproved property known as 4792 Trousdale Drive, Nashville, TN 37220.

This conveyance is subject to the following:

1. Taxes for the year 2020 and subsequent years, a lien not yet due and payable.
2. Subject to all matters as shown of record in Book 5800, Page 197, amended in Book 5200, Page 787, said Register's Office.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself, its successors, and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 18 day of February, 2020.

IRA Innovations, LLC FBO
Thomas Alsup, IRA

Alabama

By: Elisha Holcombe

STATE OF ~~TENNESSEE~~}
COUNTY OF DA~~VIDSON~~} Shelby

Before me, the undersigned of the state and county mentioned, personally appeared Elisha Holcombe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be the Authorized Representative for IRA Innovations, LLC FBO Thomas Alsup, IRA, and as such Authorized Representative acknowledged that he/she is authorized to execute the foregoing instrument on behalf of IRA Innovations, LLC FBO Thomas Alsup, IRA, the within named bargainor, and that he/she as such Authorized Representative, executed the foregoing instrument for the purpose therein contained, by signing the name of the IRA by him/herself as Authorized Representative.

Witness my hand this 18 day of February, 2020.

Meagan Suzette Sloan
Notary Public

My Commission Expires: 8-15-2021

