WARRANTY DEED	Karen Johnson Davidson County Batch# 425618 DEEDWARR 06/25/2020 08:13:58 AM 2 pgs Fees: $13.00 Taxes: $1,184.00 20200625-0068478

Address New Owners as:	Tax Bill To:	Map / Parcel
IRA Innovations, LLC. P.O. Box 360750 Birmingham, AL 35236	New Owners	104080d00500co Unit 5 104080d00600co Unit 6

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

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, **Wedgewood Development I, LLC, a Mississippi Limited Liability Company** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto, **IRA Innovations LLC, FBO Thomas C. Alsup IRA, a 96.72% undivided interest, and Thomas C. Alsup, a married man, a 3.28% undivided interest** (The "Grantees"), Grantee's successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Tracts 1 & 2:
Land in Davidson County, Tennessee, being Unit No. 5 and 6, on the Condominium Site Plat, Le Ritz Condominiums of record in Plat Book 6200, page 316, said Register's Office, to which reference is hereby made for a more complete legal description.

Being the same property conveyed to Wedgewood Development I, LLC, a Mississippi limited liability company, by Warranty Deed from W. N. Notestine, Trustee of the Notestine Family Trust, of record in Instrument Number 20150602-0051066, Register's Office for Davidson County, Tennessee.

This is improved property known as 1823 and 1825 Wedgewood Ave, Nashville, TN 37212

This conveyance is subject to the following:

1. Davison County taxes for 2020 and subsequent years, a lien not yet due and payable.
2. Master Deed of record in Book 6583, page 505, Book 6676, Page 711, and Instrument No. 20070214-0018708 and Instrument No. 20131203-0122911, said Register's Office.
3. All matters as disclosed on plat of record in Book 161, Page 158, Book 6200, Page 316 and Book 6583, Page 505, said Register's Office.
4. Charter of Le Ritz Condominium HOA of record in Book 6586, Page 831, and Instrument No. 20070105-0002243, said Register's Office.

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

The actual consideration or value, whichever is greater for this transfer is $320,000.00

Affiant

Subscribed and sworn to before me this 17th day of June, 2020.

Notary Public

My Commission Expires: 11-26-2022

VICKY W. MCMILLEN STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, 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; have 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 successors and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 17th day of June, 2020.

Trent N. Notestine, Managing Member

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared Trent N. Notestine, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the persons whose names are subscribed to this instrument, and acknowledged that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at Nashville, Tennessee, this 17th day of June, 2020.

Notary Public

My Commission Expires: 11-26-2022

VICKY W. MCMILLEN STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY