Name and Address of New Owner:
Max Khazanov
2321 BOOKER STREET, NASHVILLE, TN 37208.

Send Tax Bills To:
Max Khazanov
2321 BOOKER STREET, NASHVILLE, TN 37208.

Karen Johnson Davidson County
Batch# 461900 DEEDWARR
08/21/2020 02:37:30 PM 4 pgs
Fees: $23.00 Taxes: $407.00
20200821-0094771

This Instrument Prepared By:
Dellana Lowhorn
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 092-07-0-245

WARRANTY DEED

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 legal sufficiency of which are hereby irrevocably acknowledged, **G. Co. Investments LLC, a Tennessee Limited Liability Company** , "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **IRA Innovations LLC FBO Max Khazanov,** "the Grantee," the following described real estate in Davidson County, Tennessee:

BEING THE WESTERLY 50 FEET OF LOT NO. 6 ON THE MAP OF THE SUBDIVISION OF LOTS 8, 9, AND 10 OF BOYD MCNAIRY TRACT, AS OF RECORD IN BOOK 21, PAGE 93, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING PART OF LOT NO. 6 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF BOOKER, FORMERLY HARDING STREET AND RUNS BACK 192.8 FEET, MORE OR LESS, ON THE EASTERLY LINE AND 193 FEET ON THE WESTERLY LINE TO AN ALLEY, MEASURING 50 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO G CO INVESTMENTS LLC BY COURT ORDER OF THE DAVIDSON COUNTY CHANCERY COURT FROM DEANNA M. SLEDGE-THOMAS AND NATHALIE SLEDGE-LEWIS, RECORDED ON DECEMBER 11, 2018, OF RECORD IN DOCKET NO. 16497, IN INSTRUMENT NO. 20181211-0120358, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO DEANNA M. SLEDGE-THOMAS AND NATHALIE SLEDGE-LEWIS BY AFFIDAVIT OF HEIRSHIP FROM BETTY JEAN MOORE, RECORDED ON APRIL 13, 2012, OF RECORD IN INSTRUMENT NO. 20120413-0031990, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

RECORD IN INSTRUMENT NO. 20120413-0031990, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 2321 BOOKER STREET, NASHVILLE, TN 37208.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Any governmental zoning and subdivision ordinances or regulations in effect thereon.

All applicable conditions, restrictions, reservations, easements, etc. as shown on recorded plat.

The accuracy of the Index Book of the said Register's Office; and any other matters which an accurate survey of the Property might disclose.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 9th day of April, 2020.

G. Co. Investments LLC, a Tennessee Limited Liability Company

By: _____
Brian Gainous

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Dellana Lowhorn of the state and county mentioned, personally appeared Brian Gainous, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Managing Member of G. Co. Investments, the within named bargainor, a Limited Liability Company, and that such Brian Gainous as such Managing Member executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Managing Members

Witness my hand and seal, at office in Nashville, this 9th day of April, 2020.

Notary Signature

Printed Name: Dellana Lowhorn

My commission expires: 3-8-2021

DELLANA LOWHORN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $110,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
9th day of April, 2020.

Notary Public
My commission expires: 3-8-2021
File No. 2020-1137

DELLANA LOWHORN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, John A Bell Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Davidson

Personally appeared before me, Dellana Lowhorn a notary public for this county and state, John A Bell Jr. who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

DELLANA LOWHORN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3-8-2021

Notary' Seal (if on paper)