WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2005 North Mount Juliet Road, Suite 202, Mount Juliet, TN 37122

STATE OF Tennessee

COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 171,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF August 2020.

Notary Public
COMMISSION EXPIRES: 11/16/22

DAVID P. WEBER NOTARY PUBLIC TENNESSEE My Comm Exp. 11/16/2022 COUNTY OF DAVIDSON

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 475246 DEEDWARR
09/14/2020 01:10:30 PM 3 pgs
Fees: $18.00 Taxes: $632.70
20200914-0104603

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
IRA Innovations, LLC	New Owner	069-16-0-078
(NAME)	(NAME)	
PO Box 360750		
(ADDRESS)	(ADDRESS)	
Birmingham, AL 35244		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Elvester Lewis,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **IRA Innovations LLC FBO Max Khazanov IRA,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LOCATED in the 13th, formerly the 23rd Civil District of Davidson County, Tennessee, being Lot No.1 on the map of the sub-division of A. T. Putman's 7 1/2 acre tract, not of record, described according to a survey made by John M. Sullivan, County Surveyor, October 5, 1946, as follows:

Beginning on the westerly margin of Old Hydes ferry Pike, at the corner of Lots Nos. 1 and 2; thence with said, northwardly 80 feet to the beginning of a curve; thence around said curve in a northwestwardly direction, 31.4 feet to the southerly margin of Ashton Avenue; thence with said Avenue, westwardly 177.8 feet to the comer of Lots Nos. 1 and 3; thence with the line between said two lots, southwardly 100 feet to the comer of Lots Nos. 1 and 2; thence with the line between said two lots, eastwardly 197 feet to the beginning.

Being the same property conveyed to Elvester Lewis, individually by Deed dated February 1, 2019 from Elvester Lewis, as Executrix of the Estate of Elvester Boyd Lathan, recorded February 1, 2019, in Instrument Number 201902010009723, in the Register's Office for Davidson County, Tennessee. Elvester Lewis is the sole devisee of said property under the Last Will and Testament of Elvester Boyd Lathan, subject to the life estate of Virgil Rozelle Hale. Elvester Boyd Lathan died January 5, 2011 and her Will was admitted to probate in Davidson County Probate Court, Docket Number 11P-407. The life estate of Virgil Rozelle Hale was determined to be abandoned, forfeited and terminated by Order of the Davidson County Probate Court entered in said probate matter and a certified copy of said order appears of record in Instrument Number 202009140104602, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 3421 Hydes Ferry Road (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) 37218 (Postal Zip)

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. successors 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, successors 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 27 day of August, 2020.

Elvester Lewis

Elvester Lewis

State of Tennessee

County of Wilson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Elvester Lewis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 27 day of August, 2020.

S. Nixon Pressley

Commission Expires: 02/10/2021

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC
S. NIXON PRESSLEY
My Commission Expires
February 10, 2021
STATE OF TENNESSEE

202009140104603

Certificate of Authenticity

I, Kathleen Robson Gordon, 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 Williamson

Personally appeared before me, Katherine Warren, a notary public for this county and state, Kathleen Robson Gordon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22.

Notary's Seal (If on paper)

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022