WARRANTY DEED

Karen Johnson Davidson County
Batch# 487759 DEEDWARR
10/01/2020 02:46:08 PM 2 pgs
Fees: $13.00 Taxes: $552.61

20201001-0113676

B-E3-20-3315

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,355.23.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BRIANA GAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
IRA Innovations, LLC FBO Max Khazanov IRA	**New owner**	
(NAME)	(NAME)	**092-09-0-069.00**
PO Box 360750		
(ADDRESS)	(ADDRESS)	
Birmingham, AL 35236		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **E3 CONSTRUCTION SERVICES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **IRA INNOVATIONS, LLC FBO MAX KHAZANOV IRA,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the Easterly 22 feet of Lot No. 47 and the Westerly 18 feet of Lot No. 46 on the Plan of G.E. Jackson's Subdivision of the Marable Tract as of record in Plat Book 161, Page 86, in the Registers Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Said parts of Lots adjoin and front together 40 feet on the Southerly side of Torbitt Street, formerly Murray Street, and run back between parallel lines 115 feet.

Being the same property conveyed to Roger Evans and Gloria Evans, husband and wife by Warranty deed from United Companies Lending Corp., a Tennessee corporation of record in Book 10280, page 713, Register's Office for Davidson County, Tennessee, dated November 25, 1996 and recorded on December 04, 1996.

Being the same property conveyed to E3 Construction Services, LLC, a Tennessee limited liability company by Warranty deed from Roger Evans and Gloria Evans, husband and wife of record in Instrument No. 20191105-0114320 Register's Office for Davidson County, Tennessee, dated October 30, 2019 and recorded on November 05, 2019.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 86, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3315 Torbett Street, Nashville, Tennessee 37209**.

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; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this the 28th DAY OF SEPTEMBER, 2020.

E3 Construction Services, LLC, a Tennessee limited liability company

BY: _____
John H. Eldridge, III
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN H. ELDRIDGE, III, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of E3 CONSTRUCTION SERVICES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28th of September, 2020.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212