WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,800,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

Karen Johnson Davidson County
Batch# 527979 DEEDWARR
12/09/2020 10:31:29 AM 2 pgs
Fees: $13.00 Taxes: $6,660.00

20201209-0143470

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)
UP Partnership, GP	**New owner**	
(NAME)	(NAME)	**092-06-0-380.00**
2804 Clifton Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **IRA INNOVATIONS, LLC FBO MAX KHAZANOV IRA,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **UP PARTNERSHIP, GP,** 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 Lot No. 20 and 21 on the Plan of L. C. Thuss Subdivision of a part of the Barrow Lands of record in Plat Book 547, Page 102, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to E3 Construction Services, LLC, a Tennessee Limited Liability Company by Warranty deed from Max Khazanov, married of record in Instrument No. 20171103-0113017 Register's Office for Davidson County, Tennessee, dated October 31, 2017 and recorded on November 03, 2017.

Being the same property conveyed to IRA Innovations, LLC FBO Max Khazanov IRA by Warranty deed from E3 Construction services, LLC of record in Instrument No. 20190515-0045914 Register's Office for Davidson County, Tennessee, dated May 10, 2019 and recorded on May 15, 2019.

This conveyance is subject to:
- Taxes for the year 2020, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 547, Page 102, Register's Office for Davidson County, Tennessee.
- Agreement For Dedication of Public Right-Of-Way of record in Instrument Number 20180221-0016367, in the 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: **2800 Clifton Avenue, 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 4th DAY OF DECEMBER, 2020.

IRA Innovations, LLC FBO Max Khazanov IRA

BY: _____

Ingrid Elisha Holcombe
Authorized Representative

STATE OF Alabama

COUNTY OF Shelby

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM P. GULAS, 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 AUTHORIZED REPRESENTATIVE of IRA INNOVATIONS, LLC FBO MAX KHAZANOV IRA the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED REPRESENTATIVE executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 3 of December, 2020.

_____
Notary Public
My Commission Expires: 8/15/2021
(SEAL)

MEAGAN SUZETTE GLASS NOTARY PUBLIC ALABAMA STATE AT LARGE

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