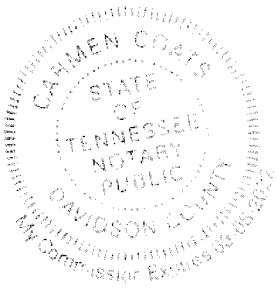
Karen Johnson Davidson County
Batch# 585266 DEEDWARR
03/05/2021 10:52:30 AM 3 pgs
Fees: $18.00 Taxes: $980.50
20210305-0029105

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00.

Emily Dudley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF MARCH, 2021.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: 03 08 2022
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC Commercial, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Andrea Franjic	FIRST COMMUNITY MORTGAGE INC	072-10-1A-062.00 CO
(NAME)	(NAME)	
	762 ROBERT ROSE DR STE 200	
(ADDRESS)	(ADDRESS)	
	MURFREESBORO, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **IRA Innovations, LLC fbo Dina Miller's IRA, 50% undivided interest, and IRA Innovations, LLC fbo Timothy Pew's IRA, 50% undivided interest,**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Andrea Franjic, an unmarried woman,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. A1002 as established in the Master Deed for Solo East Condominiums, a Horizontal Property Regime created under T.C.A. Section 66-27-101, *et seq.* as most recently amended, of record at Instrument No. 20160729-0078558 as amended in Instrument No. 20160818-0086606 and Instrument No. 201611210-122822 and Instrument No. 20170320-0027135, in the Register's Office for Davidson County, Tennessee, with Plat attached as Exhibit "B", to which reference is made for a more complete description, together with the appurtenant interest in the common elements of Solo East Condominiums, a Horizontal Property Regime.

Being the same property conveyed to IRA Innovations, LLC FBO Dina Miller's IRA (50%) and IRA Innovations, LLC FBO Timothy Pew's IRA (50%) by Warranty Deed from Harpeth Development, LLC, a Tennessee Limited Liability Company, dated May 2, 2017 and filed May 5, 2017 of record in Instrument No. 20170505-0045104, in the Register's Office of Davidson County, Tennessee. See also quitclaim deed of correction record in Instrument No. 20190813-0080464, in the Register's Office of Davidson County, Tennessee.

The above-described property is the same property contained in the prior deed or as shown on the prior plats and no new survey is available.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1114 Litton Avenue, Unit 102, Nashville, TN 37216

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 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 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 2 day of March, 2021.

IRA Innovations, LLC fbo Dina Miller's IRA

BY: Elisha Holcombe

Elisha Holcombe, Authorized Representative

IRA Innovations, LLC fbo Timothy Pew's IRA

BY: Elisha Holcombe

Elisha Holcombe, Authorized Representative

STATE OF Alabama

COUNTY OF Shelby

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Elisha Holcombe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Representative and is authorized to execute the instrument on behalf of IRA Innovations, LLC fbo Dina Miller's IRA and IRA Innovations LLC fbo Timothy Pew's IRA, the within named bargainors, and that he/she as such Authorized Representative, executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by himself/herself as Authorized Representative.

Witness my hand and official seal, this the 2 day of March, 2021.

Meagan Suzette Glass

Notary Public

My Commission Expires: 8/15/2021

(SEAL)

MEAGAN SUZETTE GLASS NOTARY PUBLIC ALABAMA STATE AT LARGE

True Copy Certification

I, **Angie Lawless**, 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, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

