BOX 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$283,000.00** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31ST DAY OF MARCH, 2021. Notary Public MY COMMISSION EXPIRES: **MAY 2, 2022** (AFFIX SEAL)

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DAVIS LANCASTER REESE	**SAME**	**069-11-0-061.00**
(NAME)	(NAME)	
8213 GORDON LANE		
(ADDRESS)	(ADDRESS)	
HERMITAGE, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 604843 **DEEDWARR**
04/01/2021 10:28:54 AM 2 pgs
Fees: $13.00 Taxes: $1,047.10

20210401-0043032

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **IRA INNOVATIONS, LLC FBO ACCOUNT 1201332 IRA, AN ALABAMA LIMITED LIABILITY COMPANY,** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVIS LANCASTER REESE,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY,** STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 13th, formerly the 21st Civil District of said County being the northerly 78 feet of Lot No. 7 and the Southerly 22 feet of Lot No. 8 on an unrecorded Plan of the division into Lots of the Mosco W. Brown Farm, made by Geo. W. Watkins, Surveyor, October 19, 1949, and revised January 27, 1950, and described as follows:

Beginning in the center of the Hydes Ferry Pike at a point 322 feet northwest of the most northerly corner of the property conveyed to Willie Cisco by deed from Mosco Brown and Wife, of record in Book 1780, Page 212, Registers Office for said County; thence with the center line of said Pike, north 46 deg. 15' west 100 feet; thence south 43 deg. 45' west 436 feet; thence south 46 deg. 15' east 100 feet to a point, 322 feet northwest of the southwest corner of the said Cisco property; thence north 43 deg. 45' east 436 feet to the beginning.

Being the same property conveyed to IRA Innovations, LLC FBO Account 1201332 IRA, from Justin Rife, an unmarried man, by deed dated September 9, 2016, of record in Instrument No. 20160909-0095250, said Register's Office.

This conveyance is subject to any and all easements, conditions and restrictions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **3831 HYDES FERRY ROAD, NASHVILLE, TN 37218**
(House Number) (Street) (P.O. Address) (City or Town) (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 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; 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 my hand this 30 day of March, 2021.

IRA INNOVATIONS, LLC FBO ACCOUNT 1201332 IRA

By: _____
Elisha Holcombe
Title: Authorized Representative

STATE OF ALABAMA
COUNTY OF SHELBY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Elisha Holcombe, with whom I am personally acquainted, and who upon her oath acknowledged herself to be the Authorized Representative of IRA Innovations, LLC FBO Account 1201332 IRA, the within named bargainor, a limited liability company, and that she as such Authorized Representative, being authorized so to do, executed the above instrument for the purposes contained therein by signing the name of the limited liability company by the said Elisha Holcombe as such Authorized Representative.

Witness my hand and official seal at office, this 30 day of March, 2021.

My commission expires:

ERICA HENSLEY
NOTARY PUBLIC
ALABAMA - STATE AT LARGE
My Comm. Expires March 11, 2025

_____
NOTARY PUBLIC