Karen Johnson Davidson County
Batch# 612680 DEEDWARR
04/12/2021 11:27:30 AM 3 pgs
Fees: $18.00 Taxes: $874.54
20210412-0048092

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

Name and Address of New Owner:	Send Tax Bills To:	Map & Parcel No:
Lisa Carter and IRA Innovations, LLC FBO Lisa Carter IRA	Lisa Carter and IRA Innovations, LLC FBO Lisa Carter IRA	069-11-0-025

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Cheryl L. Vowels, married**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Lisa Carter, a 50% undivided interest and IRA Innovations LLC, a Tennessee Limited Liability Company, FBO Lisa Carter IRA, a 50% undivided interest,,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 11 on the plan of Gardner's Gold Coast Subdivision, of record in Plat Book 2133, Page 79, amended in Book 3428, Page 377, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Cheryl L. Vowels, by deed dated February 15, 2011, and recorded February 23, 2011, from Lewis Green Enterprises, LLC an Alabama Domestic limited liability company, of record in Instrument Number 20110223-0014790, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (a) Real Estate Property taxes for 2021 and subsequent years, liens not yet due and payable; (b) Restrictions, dedications, reservations, setbacks and easements, if any, as indicated and/or shown on that certain Plat recorded in Book 2133, at page 79 as amended in Book 3428, page 377; & (c) Restrictions, covenants, conditions, reservations, and easements (deleting therefrom restrictions indicating any preference, limitation, or discrimination based on race, color religion, sex, handicap, familial status or national origin), recorded in Book 2245, page 363 and amended in Book 2450, page 146, Register's Office for Davidson County, Tennessee.

Property Address: 1713 Windover Drive Nashville, TN 37218

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 8 day of April, 2021.

(SEAL)
Cheryl L. Vowels

(SEAL)
Robert C. Vowels, Jr.

STATE OF Michigan
COUNTY OF Oakland

On this 8th day of April, 2021, before me personally appeared Cheryl L. Vowels and Robert C. Vowels, Jr, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 8th day of April, 2021.

Notary Signature
My commission expires: 06-18-2027

Corrie Ragalyi
Notary Public, State of Michigan
County of Oakland
My Commission Expires June 18, 2027

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $236,363.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Claire H. Jenkins
(Affiant)

Sworn to and subscribed before me this 8th day of April, 2021.

Amanda S. Young
Notary Public
My commission expires: 10/12/2024
File No. 2021-457

AMANDA S. YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Matthew Anderson, 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 Tennessee

County of Davidson

Personally appeared before me, Claire Jenkins, a notary public for this county and state, Matthew Anderson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Claire H. Jenkins Notary's Signature

My Commission Expires: 10/2/23

