WARRANTY DEED

Karen Johnson Davidson County
Batch# 636768 DEEDWARR
05/14/2021 01:35:30 PM 4 pgs
Fees: $23.00 Taxes: $1,119.25
20210514-0065469

File #2021-320

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $302,500.00.

Affiant

Subscribed and sworn to before me on May 7, 2021.

NOTARY PUBLIC
My Commission Expires: 11/5/24

JESSICA FRENKEL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
ASHWORTH LAW FIRM, PLLC
Robert C. Ashworth, Attorney at Law
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Paul M. Buchanan 1034 Norfleet Dr. Nashville, TN 37220	SAME	082-14-0A-134.00CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **IRA INNOVATIONS, LLC FBO RYAN CHARLICK, IRA, A 64% UNDIVIDED INTEREST, AND RYAN CHARLICK AND WIFE, HEATHER CHARLICK, A 36% UNDIVIDED INTEREST**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **PAUL M. BUCHANAN,** married man, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 780 as specified on the Plat shown in the Master Deed on the Plan of Riverfront Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Riverfront Condominiums, of record under Instrument No. 20051221-0153160, as amended in Instrument No. 20051228-0155671 and in Instrument No. 20060518-0058640, Register's Office of Davidson County, Tennessee, including without limitation the By-Laws appended thereto, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Riverfront Condominium for placement of Units, as shown on Exhibit "E" to the Master Deed of record in Instrument No. 20051221-0153160 and amended in Instrument No. 20051228-0155671, and Second Amendment to the Master Deed of record under Instrument No. 20060518-0058640, Register's Office for Davidson County, Tennessee, for a more particularly complete identification and description of said Unit.

Being the same property conveyed to IRA INNOVATIONS, LLC FBO RYAN CHARLICK, IRA, A 64% UNDIVIDED INTEREST, AND RYAN CHARLICK AND WIFE, HEATHER CHARLICK, A 36% UNDIVIDED INTEREST, by deed from IRA INNOVATIONS, LLC FBO SANDRA W. DORRIS, IRA, of

record as Instrument No. 20150310-0020591, dated March 5, 2015, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; Subsequent taxes are assumed by the Grantee, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 780 1st Ave. N., Nashville, TN 37201.

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, his heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs, successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 on May 7, 2021.

Grantor:

IRA Innovations, ~~LLC~~ FBO Ryan Charlick, IRA

By: _____
Elisha Holcombe, Authorized Representative

STATE OF Alabama
COUNTY OF Shelby

Before me, the undersigned authority, a Notary Public within and for 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 herself to be the Authorized Representative of IRA Innovations, LLC FBO Ryan Charlick, IRA, the within named bargainor, an Alabama limited liability company, and that she as such Authorized Representative being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company as Authorized Representative.

Witness my hand, at office, this 7th day of May, 2021.

_____
Notary Public

My Commission expires: 10/15/2021

MEAGAN SUZETTE GLASS NOTARY PUBLIC ALABAMA STATE AT LARGE

WITNESS our hands on May 7, 2021.

Grantors:

Ryan Charlick

Heather Charlick

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Ryan Charlick and Heather Charlick, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of May, 2021.

Notary Public

My Commission expires: 7/18/21

KEATON RYE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

True Copy Certification

I, Lori Patterson, 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 therewith 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 Williamson

Personally appeared before me, William S. Corley, a notary public for this county and state, Lori Patterson, 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: 06/29/2021

