Karen Johnson Davidson County
Batch# 650385 DEEDWARR
06/07/2021 11:11:15 AM 3 pgs
Fees: $18.00 Taxes: $5,180.00

20210607-0075832

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is gre
this transfer is $1,000,000.00

Affiant

Subscribed and sworn to before me, this 28th day of May, 2021

Notary Public
My commission expires: 6-17-2024

BRIAN HURST STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address of New Owner:
Tenir, LLC
3136 Parthenon Avenue
Nashville, TN 37203-1221

Send Tax Bills to:
New Owner

Tax Information
104-02-0-041.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **TWO DOGS DEVELOPMENT, LLC, a Wyoming limited liability company, IRA Innovations, LLC, a Alabama limited liability company FBO Account No. 2602852, and IRA Innovations, LLC, a Alabama limited liability company FBO Account No. 2101309** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Tenir, LLC, a California limited liability company** hereinafter called the Grantee(s), their 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 Lot No. 83, as shown on the map entitled Revised Map of West End Park, of record in Book 421, pages 82 and 83, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.
Being the same property conveyed to RALPH SMITH AND WIFE, HAZEL ALLRED SMITH, by deed from AL SMITH COOK, of record Deed Book 1385, page 570, dated September 16, 1946, said Register's Office. Ralph Smith having since died on or about_____, leaving HAZEL ALLRED SMITH, as surviving tenant by the entirety. HAZEL ALLRED SMITH having since died on or about June 2, 1988.

Further being the same property conveyed to SUSAN SMITH FREILING, by quitclaim deed from STEPHANIE LESLIE SMITH, of record in Book 7747, page 193, dated June 6, 1988, said Register's Office.

Further being the same property conveyed to SUSAN SMITH FREILING, by quitclaim deed from TERRY LEE SMITH, of record in Book 7747, page 194, dated June 6, 1988, said Register's Office.

Further being the same property conveyed to SUSAN SMITH FREILING, by quitclaim deed from LINDA SMITH SELLERS, of record in Book 7747, page 195, dated June 6, 1988, said Register's Office.

Further being the same property conveyed to SUSAN SMITH FREILING, by quitclaim deed from SHELLY SMITH PARKER, of record in Book 7747, page 196, dated June 6, 1988, said Register's Office.

Further being the same property conveyed to SUSAN SMITH FREILING, by quitclaim deed from RALPH LYNN SMITH, of record in Book 7747, page 197, dated June 6, 1988, said Register's Office.

Further being the same property conveyed to RALPH LYNN SMITH, by quitclaim deed from SUSAN SMITH FREILING, of record in Instrument No. 20170119-0005982, dated January 18, 2017, said Register's Office.

Also see Affidavit of Heirship of record in Instrument No._____, dated_____, said Register's Office.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 3136 Parthenon Avenue, Nashville, TN 37203-1221

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 28th day of May, 2021.

TWO DOGS DEVELOPMENT, LLC
A Wyoming limited liability company

By: _____
Mark Sanicola
Its: Member

BRIAN HURST STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mark Sanicola, Member of TWO DOGS DEVELOPMENT, LLC,** the bargainor(s), 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 as **Member**.

Witness my hand and official seal at Brentwood, Tennessee, this the 28th day of May, 2021.

_____
Notary Public

My Commission expires: 4-17-2024

IRA Innovations, LLC
FBO account No. 2602852

By: _____

Its: _____

IRA Innovations, LLC
FBO Account No. 2101309

By: _____

Its: _____

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____, _____ of IRA Innovations, LLC, the bargainor(s), 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 as _____.

Witness my hand and official seal at Brentwood, Tennessee, this the 28th day of May, 2021.

_____
Notary Public
My Commission expires: _____

FILE NO: 2021047072

This property is improved property known as 3136 Parthenon Avenue, Nashville, TN 37203-1221

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 28th day of May, 2021.

TWO DOGS DEVELOPMENT, LLC
A Wyoming limited liability company

By: _____
Mark Sanicola
Its: Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mark Sanicola, Member of TWO DOGS DEVELOPMENT, LLC,** the bargainor(s), 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 as **Member**.

Witness my hand and official seal at Brentwood, Tennessee, this the 28th day of May, 2021.

_____
Notary Public

My Commission expires: _____

IRA Innovations, LLC
FBO account No. 2602852

By: Elisha Hollis
Its: Authority Representative

IRA Innovations, LLC
FBO Account No. 2101309

By: Elisha Hollis
Its: Authority Representative

STATE OF Alabama
COUNTY OF Shelby

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Elisha Hollis of IRA Innovations, LLC, the bargainor(s), 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 as Authority Representative

Witness my hand and official seal at Brentwood, Tennessee, this the 28th day of May, 2021.

Erica Hensley
Notary Public
My Commission expires: _____

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

FILE NO: 2021047072