WARRANTY DEED

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00.

Lakin Singleton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 6-24-2023
(AFFIX SEAL)

April G. Nichols
State of Tennessee Notary Public
Williamson County

Karen Johnson
Batch# 676200
07/14/2021 09:40:12 AM
Fees: $13.00 Taxes: $1,313.50

Davidson County
DEEDWARR
2 pgs

20210714-0094515

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF21-061103

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jennifer Gallagher	New owner	
(NAME)	(NAME)	
809 Vista Cerro Dr		082-14-0A-130.00
(ADDRESS)	(ADDRESS)	
Paso Robles, CA 93446		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED FIFTY-FIVE THOUSAND AND NO/100 DOLLARS ($355,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, IRA INNOVATIONS, LLC FBO ADMIR HRSTIC IRA 50% INTEREST AND IRA INNOVATIONS LLC FBO IVANA HRSTIC IRA, A 50% INTEREST, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JENNIFER GALLAGHER, 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:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 772 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 and amended in Instrument Nos. 20051228-0155671, 20060518-0058640 and 20090109-0002382, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, 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 Condominiums, for placement of Units, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20051221-0153160 and amended in Instrument No. 20051228-0155671, said Register's Office, for a more complete identification

and description of such Unit.

Being the same property conveyed to IRA Innovations LLC FBO Admir Hrstic IRA, a 50% interest and IRA Innovations LLC FBO Ivana Hrstic IRA, a 50% interest by Warranty deed from Starker Services, Inc. as Qualified intermediary for Laura Perry and Jonathan R. Perry, wife and husband of record in Instrument No. 20191203-0124617 Register's Office for Davidson County, Tennessee, dated November 27, 2019 and recorded on December 03, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO: ; further to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 772 1st Avenue North, Nashville, TN 37201
(House No.) (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, 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 my/our hand(s) this the 9th day of July, 2021

IRA Innovations, LLC FBO Admir Hrstic IRA 50% Interest and IRA Innovations LLC FBO Ivana Hrstic IRA, a 50% Interest

BY: _____
Elisha Holcombe, Authorized Representative

STATE OF Alabama
COUNTY OF Shelby

On this the 9th day of July, 2021, before me personally appeared Elisha Holcombe, to me known (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 Admir Hrstic IRA 50% Interest and IRA Innovations LLC FBO Ivana Hrstic IRA, a 50% Interest, the within named bargainor, a corporation, and that she as such Authorized Representative executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the9th day of July, 2021.

_____
Notary Public
My Commission Expires: 2/15/21
(SEAL)

MEAGAN SUZETTE GLASS NOTARY PUBLIC ALABAMA STATE AT LARGE