This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-12751-DJ

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-12751-DJ

Karen Johnson Davidson County
Batch# 680969 DEEDWARR
07/21/2021 03:33:30 PM 3 pgs
Fees: $18.00 Taxes: $2,016.50
20210721-0098118

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $545,000.00.

Affiant

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Subscribed and sworn to before me, this the 15th day of July, 2021.

Notary Public
My Commission Expires: 3-6-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Clinton A. Cochran Casey B. Cochran 1538 Arthur Ave Nashville, TN 37208	NBKC Bank 8320 Ward Pakway Kansas City, MO 64114	081-12-0U-001-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **IRA Innovations LLC FBO Robert Landry IRA,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Clinton A. Cochran and Casey B. Cochran, husband and wife**, 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:

Land in Davidson County, Tennessee, being Unit No. 1538, formerly known as Unit A, on the Plan of Arthur Avenue Townhomes, a Horizontal Property Regime With Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20141009-0093852, amended in Instrument No. 20141015-0095266, amended in Instrument No. 20150911-0092656, and amended in Instrument No.20210714-0094750 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to IRA Innovations, LLC FBO Robert Landry IRA, by deed from Upper Cumberland Anesthesia Associates PC 401(k) Profit Sharing Plan FBO Robert Landry, The Trust Company of Knoxville, Trustee, of record in Instrument No. 20170725-0075238, Register's Office for Davidson County, Tennessee, dated July 18, 2017 and recorded on July 25, 2017.

This is improved property located at: **1538 Arthur Avenue, Nashville, TN 37208**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4)

all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14 day of July, 2021.

GRANTOR:

IRA Innovations LLC FBO Robert Landry IRA, an Alabama limited liability company

By: _____
Elisha Holcombe, Authorized Representative

STATE OF ALABAMA
COUNTY OF Shelby

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Elisha Holcombe, Authorized Representative the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the Authorized Representative of IRA Innovations LLC FBO Robert Landry IRA, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 14 day of July, 2021.

_____
Notary Public
My Commission expires: 8/15/21

MEAGAN SUZETTE GLASS NOTARY PUBLIC ALABAMA STATE AT LARGE

- **The text of a certification of an electronic document must be in the following form.**

I, Storey Carver, **do hereby make oath that I am a licensed Attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electric document is a true and exact copy of the original document executed and authenticated according to law on** July 14, 2021 **(date of document).**

Storey Carver

Affiant Signature

Date: 7/14/2021

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14th **day of** July, **2021.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

