Karen Johnson Davidson County
Batch# 684415 DEEDWARR
07/27/2021 10:42:30 AM 3 pgs
Fees: $18.00 Taxes: $980.50
20210727-0100619

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 265.000.00. Carmen Coats Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF July, 2021. Elza Whitfield Notary Public MY COMMISSION EXPIRES: 5-5-2025 (AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Allan M. Quis	American Pacific Mortgage	MAP
419 Summit Ridge Place	3000 Lava Ridge Ct, Suite 200	PARCEL 131-05-0B-419.00-CO
Nashville, TN 37215	Roseville, CA 95661	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **IRA Innovations, LLC FBO Patricia W. Woolwine IRA # 2102890 undivided 13% Interest and IRA Innovations, LLC FBO Patricia W. Woolwine SEP #2302891 Undivided 74% Interest and IRA Innovations, LLC FBO Emmons H. Woolwine III IRA #2102892 Undivided 13% Interest**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Allan M. Quis**

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. 419, on the Plan of Four Seasons, a Condominium development, together with an undivided percentage interest in the common elements appurtenant to said unit, as set forth on the Master Deed establishing Four Seasons, a Condominium, of record in Book 6841, Page 349, amended in Book 6847, Page 122, Register's Office for Davidson County, Tennessee, to which plan reference is made for more complete description

Being the same property conveyed to IRA Innovations, LLC FBO Patricia W. Woolwine IRA # 2102890 undivided 13% Interest and IRA Innovations, LLC FBO Patricia W. Woolwine SEP #2302891 Undivided 74% Interest and IRA Innovations, LLC FBO Emmons H. Woolwine III IRA #2102892 Undivided 13% Interest by Warranty deed from Meredith M. Puleo, unmarried of record in Instrument No. 20181130-0117098 Register's Office for Davidson County, Tennessee, dated November 28, 2018 and recorded on November 30, 2018. The said Emmons H. Woolwine, III having since died on November 7, 2019.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is (0) UNIMPROVED

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 ___ hand( ) this the 19 day of July, 2021.

IRA Innovations, LLC FBO Patricia W. Woolwine IRA # 2102890 undivided 13% Interest and IRA Innovations, LLC FBO Patricia W. Woolwine SEP #2302891 Undivided 74% Interest and IRA Innovations, LLC FBO Emmons H. Woolwine III IRA #2102892 Undivided 13% Interest

BY: _____
Elisha Holcombe

ITS: Authorized Agent

STATE OF Alabama
COUNTY OF Shelby

Before me, a Notary Public in and for said State and County, personally appeared **Elisha Holcombe,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Authorized Agent of the maker, **IRA Innovations, LLC FBO Patricia W. Woolwine IRA # 2102890 undivided 13% Interest and IRA Innovations, LLC FBO Patricia W. Woolwine SEP #2302891 Undivided 74% Interest and IRA Innovations, LLC FBO Emmons H. Woolwine III IRA #2102892 Undivided 13% Interest,** and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 19 day of July, 2021.

My Commission expires _____

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

_____
Notary Public

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on 07/23/2021 (date ~~of document~~).

Affiant Signature

07/23/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 23rd day of July, 2021.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON
EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025