Karen Johnson Davidson County
Batch# 686302 DEEDWARR
07/29/2021 09:36:09 AM 2 pgs
Fees: $13.00 Taxes: $1,076.70
20210729-0101940

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
206 Gothic Court, Suite 300
Franklin, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $291,000.00

Affiant

Subscribed and sworn to before me, this 8 day of July 2021.

Notary Public
My commission expires: 6.23.25

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Address of New Owner:	Send Tax Bills to:	Tax Information
Keely Midden	Lennar Mortgage, LLC	149-09-0-200.00
4721 Miners Cove	15550 Lightwave Dr ste 200	
Antioch, TN 37013	Clearwater, FL 33760	

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, **IRA Innovations, LLC FBO Jonathan Dickinson IRA**, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Keely Midden and Preston Midden**, 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. 155 on the Plan of Section Four, Terragon Trails of record in Plat Book 5050, page 57, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more compete description of the property.
>
> Being the same property conveyed to IRA Innovations, LLC fbo Jonathan Dickinson IRA by Substitute Trustee's Deed from Joel D. Ragland, Substitute Trustee, dated Jun 29, 2020 of record as Instrument No. 20200707-0072993, Register's Office for Davidson County, Tennessee.Being the same property previously conveyed to Scanache Homes, Inc. by Josh Terry Trustee of the 4721 Miners Cove Trust dated July 17th, 2019 and filed for record in Instrument No. 20190723-0072079 Register's Office of Davidson County Tennessee.

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 4721 Miners Cove, Antioch, TN 37013

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 8th day of July, 2021.

IRA Innovations, LLC FBO Jonathan Dickinson IRA

By: _____

Its: _____

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 _____, _____ of **IRA Innovations, LLC FBO Jonathan Dickinson IRA**, 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 8th day of July, 2021.

_____
Notary Public

My Commission expires: 6-23-25

FILE NO: 2021067127

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD