Karen Johnson Davidson County
Batch# 723100 DEEDWARR
09/24/2021 08:54:58 AM 3 pgs
Fees: $18.00 Taxes: $934.25
20210924-0128332

WARRANTY DEED

STATE OF Tennessee }
COUNTY OF Davidson }

The actual consideration or value, whichever is greater for this transfer is **$252,500.00.**

Affiant

Subscribed and sworn to before me This 20 day of September, 2021.

Notary Public

My Commission Expires: MY COMM EXPIRES 03/03/2025

ROBERT A. NOTESTINE III STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Address New Owners as:	Tax Bill To:	Map / Parcel
John and Ingrid Blankevoort P.O. Box 58643 Salt Lake City, UT 84158	New Owners	104-08-0D-005.00-CO

This instrument prepared by: **Belle Meade Title & Escrow, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. This instrument is being prepared from information furnished by the parties without benefit of a title examination.**

FOR AND IN CONSIDERATION of the sum of Two Hundred Fifty-Two Thousand Five Hundred Dollars **($252,500.00)**, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **IRA Innovations LLC, FBO Thomas C. Alsup IRA, a 96.72% undivided interest, and Thomas C. Alsup, a married man, a 3.28% undivided interest** (The "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **John Blankevoort and Ingrid Blankevoort, as Co-Trustees of the Blankevoort Family Trust, dated November 5, 2018** (The "Grantees"), a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 5 on the Condominium Site Plat, Le Ritz Condominiums, of record in Plat Book 6200, Page 316, said Register's Office, to which reference is hereby made for a more complete legal description.

Being the part of the same property conveyed to IRA Innovations LLC, FBO Thomas C. Alsup IRA, a 96.72% undivided interest, and Thomas C. Alsup, a married man, a 3.28% undivided interest, by Warranty Deed from Wedgewood Development I, LLC, a

Mississippi Limited Liability Company, of record in Instrument No. 20200625-0068478, said Register's Office for Davidson County, Tennessee.

This is not the residence of the grantors, and neither the grantors, nor their respective spouses, resided in the above described real property.

This is improved property commonly known as 1823 Wedgewood Avenue, Nashville, TN 37212.

This conveyance is subject to the following:

1. Taxes for 2021 and subsequent years, a lien not yet due and payable. Map & Parcel: 104080d00500co.
2. Taxes for 2020 were paid in the amount of $2893.91.
3. Master Deed of record in Book 6583, Page 505, Book 6676, Page 711, and Instrument No. 20070214-0018708, and Instrument No. 20131203-0122911, said Register's Office.
4. Subject to all matters as disclosed on Plat Book 161, Page 158, Book 6200, Page 316, and Book 6583, Page 505, said Register's Office.
5. Charter of Le Ritz Condominium HOA in Book 686, Page 831, and Instrument No. 20070105-0002243, said Register's Office.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantees forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs, and assigns, to warrant and forever defend the title to the Property to the said Grantees, its successors and assigns, against the lawful claims of all persons whomsoever.

IRA Innovations LLC,
FBO Thomas C. Alsup

9/20/21
Date

Thomas C. Alsup

9-17-'21
Date

ACKNOWLEDGEMENTS

STATE OF Tennessee }
COUNTY OF Davidson }

Personally appeared before, the undersigned, a Notary Public in and for said County and State, the within named **Tom C. Alsup,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Davidson Co., Tennessee *this* 17th *day of* Sept., 2021.

ROBERT ELLIOTT GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

Robert Graves
Notary Public

My Commission Expires: 3-6-24

STATE OF Alabama }
COUNTY OF Shelby }

Personally appeared before, the undersigned, a Notary Public in and for said County and State, the within named Elisha Hollis with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged to be the Authorized Representative of **IRA Innovations LLC, FBO Thomas C. Alsup IRA,** and that, acting in such capacity, and authorized to do so, executed the foregoing instrument on behalf of said **IRA Innovations LLC, FBO Thomas C. Alsup IRA** for the purposes therein contained.

WITNESS my hand and official seal at Shelby, Alabama *this* 20 *day of* Sept, 2021.

MEAGAN SUZETTE GLASS
NOTARY PUBLIC
ALABAMA STATE AT LARGE

Meagan Suzette Glass
Notary Public

My Commission Expires: 8-13-2022