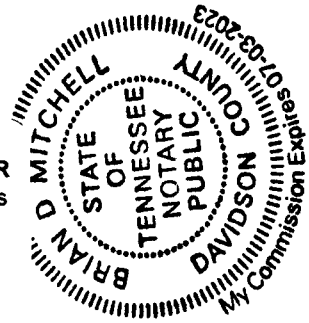
WARRANTY DEED



Karen Johnson Davidson County
Batch# 749062 DEEDWARR
11/03/2021 02:55:01 PM 2 pgs
Fees: $13.00 Taxes: $912.05

20211103-0147377

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $246,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF OCTOBER, 2021.

Brian D. Mitchell
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Chris Pereira	Movement Mortgage	034-01-0F-122.00
(NAME)	(NAME)	
281 Cobblestone Place Drive	8024 Calvin Hall Rd	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Indian Land SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, IRA Innovations LLC FBO of Phillip Barfoot (a/k/a Philip Barfoot) IRA No: 2410109, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Chris Pereira and Brandy Sneed, husband and wife, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in ~~Robertson~~ DAVIDSON County, State of Tennessee, described as follows, to-wit:

A certain townhome located in Davidson County, Tennessee, being Unit No. 122 of Cobblestone II Townhomes established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated under the Declaration of Covenants, Conditions and Restrictions for Cobblestone II Townhomes of record in Instrument No. 20160401-0031281, as corrected by Scrivener's Affidavit of record in Instrument No. 20170501-0042305, Register's Office of Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interests in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now ore hereafter established over, though, or upon the land embracing the regime and the buildings thereof, said Unit being depicted on Exhibit B to said Declaration of Covenants, Conditions and Restrictions; together with a percentage interest in the common elements and voting percentage as set forth in said Declaration of Covenants, Conditions and Restrictions.

Being the same property conveyed to IRA Innovations LLC FBO Philip Barfoot Ira #2410109, as to a 100% undivided interest by Warranty Deed from KVR Homes, LLC, dated 02/28/2018 and recorded 03/01/2018, of record in Instrument 201803010019270, Register's Office for Davidson County, Tennessee. Philip Barfoot is one and the same as Phillip Barfoot.

This conveyance is further subject 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, and (5) other matters of public record.

Return to:
[illegible] Title and Escrow, LLC
[illegible] 21st Avenue South
[illegible], TN 37212
G-C-21-287

unimproved ☐

This is improved ☒ 281 Cobblestone Place, Goodlettsville, TN 37072

(House Number) (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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 28th day of October, 2021.

IRA Innovations ~~LLC FBO~~ of Phillip Barfoot IRA No: 2410109

By: _____

Elisha Holcombe, Authorized Representative

State of Tennessee
County of Sumner

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Elisha Holcombe with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon her oath acknowledged herself to be the Authorized Representative of IRA Innovations, LLC for the Benefit of Phillip Barfoot IRA No: 2410109 the within named bargainor, and that she as such Authorized Representative, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Elisha Holcombe, as such Authorized Representative.

Witness my hand and Official seal this 28th day of October, 2021.

MEAGAN SUZETTE GLASS NOTARY PUBLIC ALABAMA STATE AT LARGE

Notary Public: _____

My Commission Expires: 8/13/2025

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075