WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

Karen Johnson Davidson County
Batch# 762370 **DEEDWARR**
11/29/2021 02:44:20 PM 2 pgs
Fees: $13.00 Taxes: $527.25

20211129-0157279

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Urbano Herrera Morales and Ma. Ernestina Torres Palos	New Owners	
(NAME)	(NAME)	052-05-0-050.00
112 Cumberland Ave.		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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 va uable consideration, the receipt of which is hereby acknowledged, **"IRA INNOVATIONS LLC FBO IRA ACCOUNT # 2102594"**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **URBANO HERRERA MORALES AND MA. ERNESTINA TORRES PALOS, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. South 310 feet of Lot No. 23, Block J on the Plan of Power and Roth's Madison Park Subdivision of record in Plat Book 843, Page 7, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 23 fronts 50 feet on the North side of Emmitt Avenue and Runs back between parallel lines 310 feet to the South line of the lot Conveyed to James A. Hardaway and wife, by deed f record in Book 2963, Page 455, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to "IRA Innovations LLC fbo IRA Account # 2102594" by Warranty deed from Mindy Gates, unmarried of record in Instrument No. 20160314-0023966 Register's Office for Davidson County, Tennessee, dated March 09, 2016 and recorded on March 14, 2016, as Scrivener' s Affidavit recorded on July 25, 2016 and recorded in Instrument no. 20160725-0076159. (Value of consideration shown in aforementioned deed $57,000.00.) Being also known as 427 Emmitt Ave. Madison, Tennessee 37115.

This conveyance is subject to:
- Taxes for the year 2021
- Subject to all matters shown on the Plan of record in Plat Book 843, Page 75, Plat Book 843, Page 7, and Plat Book 421, Page 184, Register's Office for Davidson County, Tennessee.
- Sewer Easement of record in Book 4122, Page 475, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **427 Emmitt Ave., Madison, Tennessee 37115**.

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; 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), 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/our hand(s) this the 23rd DAY OF NOVEMBER, 2021.

"IRA Innovations LLC fbo IRA Account # 2102594"

BY: Elisha Holcombe
Elisha Holcombe

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Elisha Holcombe, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the Authorized Signer of "IRA Innovations LLC fbo IRA Account # 2102594", the within named bargainor, a limited liability company, and that he/she as such Elisha Holcombe executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 23rd day of November, 2021.

Meagan Suzette Glass
Notary Public

My Commission Expires: 8/15/2022

MEAGAN SUZETTE GLASS NOTARY PUBLIC ALABAMA STATE AT LARGE

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212