Karen Johnson Davidson County
Batch# 763496 DEEDWARR
11/30/2021 03:23:28 PM 2 pgs
Fees: $13.00 Taxes: $1,627.63
20211130-0158173

This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
3200 West End Avenue, Suite 500
Nashville, TN 37203
TN BPR # 11639
P 615.414.1368 F 615.915.4964

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $439,900.00.

Affiant

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

Subscribed and sworn to before me, this 30 day of NOVEMBER, 2021.

Notary Public
My commission expires: 01-06-2025

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
IRA INNOVATIONS, LLC FBO CLAUDE EARL FOX 2530 KANAWAH CIRCLE BIRMINGHAM, ALABAMA 35244	New Owner	114070A08600CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LARRYCURTIS, surviving tenant by the entirety of LINDA CURTIS, deceased,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **IRA INNOVATIONS, LLC, AN ALABAMA LIMITED LIABILITY COMPANY, FBO CLAUDE EARL FOX,** hereinafter called the Grantees, their successors 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. 86 TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF TOWNHOMES OF TRAEMOOR VILLAGE, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS ESTABLISHED BY DECLARATION OF RECORD IN INSTRUMENT NO. 20070323-0035561, AMENDED AND RESTATED IN INSTRUMENT NO. 20080318-0027145, AND AMENDED IN INSTRUMENT NO. 20080808-0081934, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID UNIT BEING DEPICTED ON THE SITE PLAN ATTACHED AS EXHIBIT A-1 TO THE AFOREMENTIONED AMENDMENT TO DECLARATION IN INSTRUMENT NO. 20080808-0081934, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYEYED TO LARRY CURTIS AND LINDA CURTIS, HUSBAND AND WIFE, BY DEED FROM JOSEPH W. SULLIVAN AND LENORA SULLIVAN, HUSBAND AND WIFE, DATED OCTOBER 26, 2018, RECORDED OCTOBER 30, 2018, IN INSTRUMENT NO. 20181030-0107573, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

LINDA CURTIS HAVING SINCE DIED ON APRIL 7, 2019 LEAVING LARRY CURTIS AS HER SURVIVING TENANT BY THE ENTIRETY.

GLENDA CURTIS JOINS IN THE EXECUTION OF THIS INSTRUMENT TO CONVEY HER MARITAL INTEREST, IF ANY, IN SUBJECT PROPERTY.

This property is improved property known as 2334 TRAEMOOR VILLAGE PLACE, NASHVILLE, TN 37209.

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.

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, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised 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 does further covenant and bind herself, her heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 30th day of NOVEMBER, 2021.

LARRY CURTIS

GLENDA CURTIS

Acknowledgement

STATE OF TENNESSEE
COUNTY OF WILLIAMSSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LARRY CURTIS and GLENDA CURTIS, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that s/he executed the within instrument for the purposes therein contained

Witness my hand and seal this 30TH day of NOVEMBER, 2021.

Notary Public

Commission expiration date: 11/08/22

BRIAN PAYNE
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
(SEAL)