WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $207,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17th DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 07/09/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Y-CR-21-425

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)
Pecan Valley Properties, LLC	**New Owner**	
(NAME)	(NAME)	**052-05-0-049.00**
1017 Scruggs Rd		
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080		
(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 consideration, the receipt of which is hereby acknowledged, **IRA INNOVATIONS, LLC FBO IRA ACCOUNT NO. 2102594**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PECAN VALLEY PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, 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:

Being the south 310 feet of Lot No. 24, Block J, on the Revised Plan of Power and Roth, Madison Park Subdivision, as of record in Plat Book 843, Page 7, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 24 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 of 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 No. 2102594 by Warranty deed from Mindy Gates of record in Instrument No. 20160314-0023967 Register's Office for Davidson County, Tennessee, dated March 09, 2016 and recorded on March 14, 2016 and Scriveners Affidavit recorded on July 25, 2016 in Instrument No. 20160725-0076160.

This conveyance is subject to:
- Taxes for the year 2021, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 843, Page 7, 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: **425 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.

Karen Johnson Davidson County
Batch# 778480 **DEEDWARR**
12/22/2021 12:05:28 PM 2 pgs
Fees: $13.00 Taxes: $767.75

20211222-0169212

Witness my/our hand(s) this the 17th DAY OF DECEMBER, 2021.

IRA Innovations, LLC fbo IRA Account No. 2102594

BY: _____
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 of IRA INNOVATIONS, LLC FBO IRA ACCOUNT NO. 2102594 the within named bargainor, a limited liability company, and that he/she as such executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 17th of December, 2021.

_____
Notary Public
My Commission Expires: 8/13/2025

(SEAL)

MEAGAN SUZETTE GLASS NOTARY PUBLIC ALABAMA STATE AT LARGE

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