Karen Johnson Davidson County
Batch# 793692 DEEDWARR
01/21/2022 08:50:30 AM 3 pgs
Fees: $18.00 Taxes: $821.40
20220121-0007898

Prepared By & Return To:
Tennessee Title Services, LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MJ-21-8987

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $222,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 10th day of January, 2022

Taylor L Poe
Notary Public

Commission Expires: 12-12-2023

TAYLOR LYNN POE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 12-12-2023

Address of New Owner	Send Tax Bills To:	Map & Parcel
IRA innovations LLC FBO John Matthew Johns IRA 5170 Hickory Hollow Parkway #183 Antioch, TN 37013	P.O. Box 360750 Birmingham, AL 35236	163-05-0B-136.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,
Kendra E. Buhlig, an unmarried woman and Sharon J. Buhlig, an unmarried woman
HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
IRA innovations LLC FBO John Matthew Johns IRA
HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Lot No. 136 on the Plan of a Horizontal Property Regime (Private Element), Phase III, Mill Park (Formerly Hickory Hollow Townhomes) of record in Plat at Instrument No. 20021015-0126630, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kendra E. Buhlig, unmarried, and Sharon J. Buhlig, unmarried by Warranty deed from Greenvale Construction, LLC of record in Instrument No. 20040323-0032828 Register's Office for Davidson County, Tennessee, dated February 27, 2004 and recorded on March 23, 2004.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is **improved** property known as: 5170 Hickory Hollow Parkway #183, Antioch, TN 37013

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 and assigns forever; and we so covenant with the said GRANTEES 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 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.

Dated this the 10th day of January, 2022.

Kendra E. Buhlig

Sharon J. Buhlig

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kendra E. Buhlig and Sharon J. Buhlig** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 10th day of January, 2022.

KAYLIE PAYNE
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 8, 2025
COUNTY OF DAVIDSON

Notary Public
My Commission Expires:

Tennessee Certification of Electronic Document

I, Andrew Swore, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on January 10, 2022 (date of document).

Affiant Signature

January 13, 2022
Date

State of TENNESSEE

County of WILLIAMSON

Sworn to and subscribed before me this 13TH day of January, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 06-02-25

NOTARY'S SEAL

