Karen Johnson Davidson County
Batch# 822167 DEEDWARR
03/14/2022 01:58:30 PM 4 pgs
Fees: $23.00 Taxes: $1,373.07
20220314-0029587

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $371,100.00

Affiant

Subscribed and sworn to before me, this 3RD DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/7/23

(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samuel Wilson, an unmarried man and Barbara Wilson, a married woman, Tenants in Common with Right of Survivorship	Samuel Wilson (NAME)	
303 Aurora Ave (ADDRESS)	303 Aurora Ave. (ADDRESS)	034-14-0-025.00
Madison, TN 37115 (CITY) (STATE) (ZIP)	Madison, TN 37115 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we IRA Innovations, LLC FBO Hope S Hale Solo 401K, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Samuel Wilson, an unmarried man and Barbara Wilson, a married woman, Tenants in Common with Right of Survivorship, hereinafter called the Grantees, their heirs 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. 2 on the Plan of Stanley Heights, as of record in Plat Book 3300, Page 74, in the Register's Office for Davidson County, Tennessee. Said Lot No. 2 fronts 63 feet on the Southerly margin of Aurora Avenue and runs back 119.5 feet on the Easterly line and 114.8 feet on the Westerly line to a dead line in the rear measuring 56.2 feet thereon.

Being the same property conveyed to Joseph E. Harrison Jr, by Warranty deed from Robbie Howard, single of record in Instrument No. 20200106-0001203 Register's Office for Davidson County, Tennessee, dated January 02, 2020 and recorded on January 06, 2020. Being the same property conveyed to Mickenna Hale, not married by QuitClaim deed from Joseph E. Harrison Jr., not married of record in Instrument No. 20201002-0114209 Register's Office for Davidson County, Tennessee, dated September 02, 2020 and recorded on October 02, 2020. Being the same property conveyed to IRA Innovations, LLC FBO Hope S Hale Solo 401K by QuitClaim deed from Mickenna Hale, not married of record in Instrument No. 20210212-0020063 Register's Office for Davidson County, Tennessee, dated February 02, 2021 and recorded on February 12, 2021 and as Corrected by Instrument of Correction Deed recorded on April 09, 2021 in Instrument No. 20210409-0047698 and Correction Deed recorded on April 21, 2021 in Instrument No. 20210421-0053527 .

This property is not a residence of the Grantor, spouse, or any dependent. Spouse Mickey Hale joins in this conveyance, but not the warranties herein, to relinquish all rights, marital or otherwise, which he may have in said property by virtue of his marriage to Hope S. Hale.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 303 Aurora Ave, Madison, TN 37115
(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 GRANTEES, their heirs and assigns forever; and we do 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.

Witness my/our hand(s) this 3rd day of March, 2022.

WARRANTY DEED
(Continued)

IRA Innovations, LLC FBO Hope S Hale Solo 401K

BY: _____
Elisha Holcombe,
Authorized Representative of IRA Innovations, LLC

Read and Approved By:

_____
Hope S. Hale

_____
Mickey Hale

STATE OF Alabama
COUNTY OF Shelby :

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Elisha Holcombe, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the Authorized Representative of IRA Innovations, LLC, the within named bargainor, an Alabama limited liability company, and that as such Represenative, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company as Authorized Representative of said IRA Innovations, LLC,

Witness my hand and official seal, at office, on this the 4 day of March, 2022

_____
Notary Public

My Commission Expires: 8/13/2025

MEAGAN SUZETTE GLASS
NOTARY PUBLIC
ALABAMA STATE AT LARGE
EXPIRES AUGUST 13, 2025

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public of the County and State first above written, do hereby certify that Hope S. Hale and Mickey Hale, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the _____ day of March, 2022.

_____
Notary Public

My Commission Expires:

(SEAL)

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

WARRANTY DEED
(Continued)

IRA Innovations, LLC FBO Hope S Hale Solo 401K

BY: _____
Elisha Holcombe,
Authorized Representative of IRA Innovations, LLC

Read and Approved By:

_____
Hope S. Hale

_____
Mickey Hale

STATE OF _____:
COUNTY OF _____:

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Elisha Holcombe, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the Authorized Representative of IRA Innovations, LLC, the within named bargainor, an Alabama limited liability company, and that as such Represenative, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company as Authorized Representative of said IRA Innovations, LLC,

Witness my hand and official seal, at office, on this the_____ day of_____, 2022

_____
Notary Public

My Commission Expires:

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public of the County and State first above written, do hereby certify that Hope S. Hale and Mickey Hale, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4 day of March, 2022.

_____
Notary Public

My Commission Expires: 7/9/2022

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

True Copy Certification

I, **Diane March,** 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 this the 4th day of March, 2022.

Affiant Signature
Date 03/04/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 4th day of March, 2022.

Notary's Signature
MY COMMISSION EXPIRES: 3/7/23

