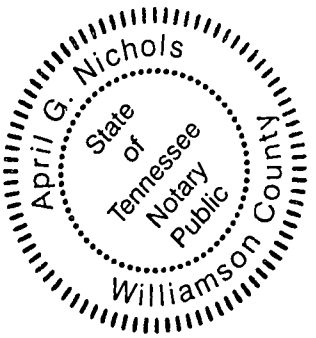
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2 DAY OF March, 2022.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 10-24-2023

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Wynn	NEW OWNER	
(NAME)	(NAME)	091131Y00100CO
6326 A Patton Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **IRA INNOVATIONS, LLC FBO CHRIS MARCHETTI IRA**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THOMAS WYNN,** 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 Unit A of Homes at 6326 Patton Avenue, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 6326 Patton Avenue, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20211021-0141251, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 6326 Patton Avenue, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20211021-0141251, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being a part of the same property conveyed to IRA Innovations LLC FBO Chris Marchetti IRA, by Warranty Deed from Toney B. Ford and Eva Cheng Ford, husband and wife, of record in Instrument No. 20210623-0084565, in the Register's Office of Davidson County, Tennessee, dated June 22, 2021 and recorded on June 23, 2021.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 6326 A Patton Ave., Nashville, TN 37209
(House Number) (Street) (P.O. Address)

Karen Johnson Davidson County
Batch# 835930 DEEDWARR
04/07/2022 09:52:28 AM 2 pgs
Fees: $13.00 Taxes: $2,035.00

20220407-0040295

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 hand this 2 day of March, 2022.

IRA INNOVATIONS, LLC FBO CHRIS MARCHETTI IRA

BY: Elisha Holcombe

ELISHA HOLCOMBE, AUTHORIZED REPRESENTATIVE

STATE OF Alabama
COUNTY OF Shelby

Shelby Alabama

Before me, the undersigned notary public of ~~Davidson~~ County, ~~Tennessee~~, personally appeared Elisha Holcombe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be Authorized Representative of IRA Innovations, LLC fbo Chris Marchetti, the within named bargainor, a limited liability company and that she as such Authorized Representative, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Authorized Representative.

Witness my hand and official seal this 2 day of March, 2022.

Commission expires: 8/13/2025

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

Meagan Suzette Glass
Notary Public