Karen Johnson Davidson County
Batch# 862400 DEEDWARR
05/25/2022 12:31:30 PM 3 pgs
Fees: $18.00 Taxes: $678.95
20220525-0060752

WARRANTY DEED

KRISTIAN BOOTH
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 02, 2024
COUNTY OF DAVIDSON

O-SR-22-2134-E9

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $183,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: 9-2-24
(AFFIX SEAL)

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)
Michael Collier and Kelly Collier	**New Owner**	
(NAME) **1805 Forrest Avenue**	(NAME) **1805 Forrest Avenue**	**104-11-0A-073.00-CO**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS) **Nashville, TN 37206**	
(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, A TENNESSEE LIMITED LIABILTY COMPANY FBO ANGELA U. ADAMS, IRA**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL COLLIER AND KELLY COLLIER, HUSBAND AND WIFE,** 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:

A certain Condominium apartment in Davidson County, Tennessee, being Unit No. E-9, Parcel No. 73, of the Villager West Condominiums, as of record in Book 5210, Page 174, said Register's Office, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to IRA Innovations LLC FBO Angela U. Adams, IRA by Warranty deed from Pierre Goffaux, married of record in Instrument No. 20170627-0064502 Register's Office for Davidson County, Tennessee, dated June 21, 2017 and recorded on June 27, 2017.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5210, Page 174, Register's Office for Davidson County, Tennessee.
- The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Villager West Condominium of record in Book 5452, Page 419, Register's Office for Davidson County, Tennessee.
- Charter of Villager West Homeowners Association, Inc., of record in Book 5450, Page 740, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 5452, page 460, Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2134 Fairfax Avenue E9, Nashville, Tennessee 37212**.

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.

Witness my/our hand(s) this the 13 DAY OF MAY, 2022.

IRA Innovations LLC, a Tennessee Limited Liabilty Company FBO Angela U. Adams, IRA

BY: Angela Underhill Adams

Angela Underhill Adams
Authorized Signer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANGELA UNDERHILL ADAMS, 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 AUTHORIZED SIGNER of IRA INNOVATIONS LLC, A TENNESSEE LIMITED LIABILTY COMPANY FBO ANGELA U. ADAMS, IRA the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED SIGNER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 13th of May, 2022.

Notary Public
My Commission Expires: 1-11-26
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 05/20/2022 ____ (date of document).

Affiant Signature

05/20/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 20 day of May, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025