WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF MAY, 2022.

Notary Public

JUDITH C. JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc. 301 S Perimeter Park Dr, Suite 214, Nashville, TN 37211

File No.: 2022050101

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
IRA Innovations, LLC FBO Ryan Maxwell SEP IRA & IRAR Trust FBO John. J Maxwell IRA Account 3601605	EAGLE HOLDINGS LLC	
(NAME) P. O. Box 360750	(NAME) P. O. BOX 120835	081 12 0 301.00
(ADDRESS) Birmingham, AL 35236	(ADDRESS) NASHVILLE, TN 37212-0835	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED THIRTY THOUSAND AND NO/100 Dollars ($430,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **BETTY D. SIMS, FRANK REEDUS, III, ANTHONY FRANK SIMS, RONALD MARTIN, ANGELA SIMS, ANGEL M. SIMS WRIGHT, CANDY REEDUS, CARMEN MOORE-MINOR, PRINCESS REEDUS, DUANNA MOORE CATO, RONTERESE WISEMAN, JERMAINE WISEMAN, MONIQUE SANDERS AND RONNETTA GAUSE, AS THEIR INTERESTS MAY APPEAR,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **IRAR Trust Co. FBO John J. Maxwell 3601605 as to an undivided 80% interest and IRA Innovations, LLC FBO Ryan Maxell SEP 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(s) 243, as shown on the map entitled the Plan of McGavock, Wetmore and Others' First Addition to Nashville, called the Town of McGavock, of record in Book 21, page 23, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Said Lot No. 243 fronts 50 feet on the easterly side of 10th Avenue North, formerly Polk Street, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to FRANK REEDUS, JR., AND BETTY D. SIMS, by deed from PHIL COHEN AND GILBERT LEE COHEN, of record in Book 4164, page 243, dated October 1, 1966, said Register's Office.

FRANK REEDUS, JR., having since died intestate on or about November 13, 2006, leaving FRANK REEDUS, III, ANTHONY FRANK SIMS, RONALD MARTIN, ANGELA SIMS, ANGEL M. SIMS WRIGHT, CANDY REEDUS, CARMEN MOORE-MINOR, PRINCESS REEDUS AND DUANNA MOORE CATO as his only heirs-at-law. For further reference see Affidavit of Heirship of record in Instrument No. 20090929-0090386, said Register's Office.

RONALD MARTIN died intestate on or about December 30, 2019, leaving RONTERESE WISEMAN, JERMAINE WISEMAN, MONIQUE SANDERS AND RONNETTA GAUSE as his only heirs-at-law. For further reference see Affidavit of Heirship of record in Instrument No 20220527006209 3 **said Register's Office.**

Pursuant to the Order for Sale of record in Case No. 20-0139-IV in the Chancery Court for Davidson County, Tennessee, at Nashville, dated April 4th, 2022, FRANK REEDUS, ANTHONY F. SIMS AND DUANNA CATO are authorized to execute and convey said property on behalf of all vested parties.

Being also known as 1514 10th Avenue North, Nashville, TN 37208

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.

Karen Johnson Davidson County
Batch# 864502 DEEDWARR
05/27/2022 03:03:30 PM 4 pgs
Fees: $23.00 Taxes: $1,591.00
20220527-0062094

20220527006209 4

Executed by our hand this 18th Day of May 2022.

BY: Anthony Sims
Anthony Sims

BY: Duanna Cato
Duanna Cato

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 18th day of May, 2022 before me personally appeared Anthony Sims and Duanna Cato to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 18th day of May, 2022.

Notary Public

My Commission Expires: 05-09-2026

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Executed by our hand this 19th Day of May 2022.

BY: Frank Reedus
Frank Reedus, III

STATE OF Tennessee

COUNTY OF Davidson

On this 19th day of May, 2022 before me personally appeared Frank Reedus, III to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 19th day of May, 2022

Jennifer Chandler-Cole
Notary Public

My Commission Expires: 11-6-2023

JENNIFER CHANDLER-COLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023

Certificate of Authenticity

I, **Maxine Rucker** , do hereby make an 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 5-19-22

Name: **Maxine Rucker**
Title: **Closing Agent**
Date: 5/27/22
STATE OF Tennessee
COUNTY OF Davidson

Sworn to and subscribed before me on 5/27/22

Notary Public: _____
Jennifer Chandler-Cole

My Commission Expires: 11/06/2023
Commission #: N/A

Phone #: 615-372-0280

