Karen Johnson Davidson County
Batch# 885440 DEEDWARR
07/07/2022 12:18:15 PM 2 pgs
Fees: $13.00 Taxes: $1,306.10
20220707-0078492

WARRANTY DEED

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 11-17-2024

#16427

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $353,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2022

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Return to: Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sam Crutcher Bills Jr. Kelly Celusta Bills	Pinnacle Bank	131060e20700co
(NAME)	(NAME)	
207 Boxmere Place, 207	150 3rd Avenue S Suite 1000	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **IRA Innovations LLC FBO Thomas Alsup, IRA and Thomas Alsup,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Sam Crutcher Bills Jr. and Kelly Celusta Bills,** husband and wife, 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:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 207 on the Plan of Burton Hills-Village of Boxmere, Phase I, a Horizontal Property Regime, as established by Exhibit "B" to the Master Deed of record in Book 6666, Page 749, Register's office for said County, and to which plan reference is hereby made for a more complete description.

Being the same property conveyed to IRA Innovations LLC FBO Thomas Alsup , IRA 85% undivided interest and Thomas Alsup 15% undivided interest, by deed of record in Instrument No. 20190621-0059865, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☑ property, known as 207 Boxmere Place, 207, Nashville, TN 37215
(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 hands this 30th day of June, 2022.

IRA Innovations LLC FBO Thomas Alsup, IRA and
Thomas Alsup

State of ~~Tennessee~~ Alabama
County of ~~Davidson~~ Shelby

Before me, the undersigned, a Notary Public in and for the state of county aforesaid, personally appeared Elisha Holub with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized of IRA Innovations, LLC and the he/she as such Officer executed the foregoing instrument for the purposes therein contained, by signing the name of IRA Innovations by himself/herself as ~~Author~~ Representative.

WITNESS my hand and seal this 30th day of June, 2022.

Meagan Suzette Glass
Notary Public
My Commission Expires: 8/13/2025

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

File No.: 16427