Karen Johnson Davidson County
Batch# 890133 DEEDWARR
07/18/2022 11:26:30 AM 3 pgs
Fees: $18.00 Taxes: $869.50
20220718-0081941

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $235,000.00

Affiant

Subscribed and sworn to before me, this 8th day of July, 2022.

Notary Public

My commission expires: 03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Joseph Anthony Byram	**New Owner**	**09800004100**
3135 Earhart Rd		
Hermitage, TN 37076		

FOR AND IN 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 ACKNOWLEDGE, WE,

IRA Innovations LLC FBO William Dan Lain

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joseph Anthony Byram, married

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 No. 4, on a survey made by Robert H Meade, Engineer, dated May 3, 1958, of acreage tracts of the Jacobs Farm, being more particularly described, as follows:

Said Lot No. 4 fronting 155.6 feet on the Northerly margin of Earhart Pike and extending back 475.9 feet on the Easterly margin and 442.2 feet on the Westerly margin to a line in the rear measuring 282.3 feet. Said lot contains 2.3 acres, more or less.

Being the same property conveyed to IRA Innovations, LLC FBO William Lain IRA, by Warranty Deed from Kimberly A Hamilton and spouse, Kimberly A Dorman, dated June 28, 2022, of record in Insturment No. 20220629-0075231, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 3131 Earhart Rd, Hermitage, TN 37076.

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 in 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.

Elisha Holcombe Date: 7/6/22

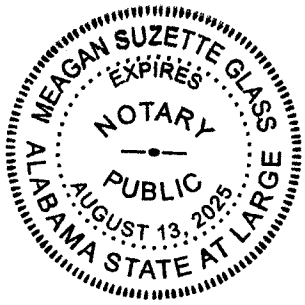
IRA Innovations LLC FBO William Dan Lain
By: Elisha Holcombe
It's: Authorized Agent

STATE OF Alabama

COUNTY OF Shelby

Before me, the undersigned, a Notary Public in and for the said County and State, 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 that she executed the forgoing instrument for the purpose therein contained and who further acknowledged that they are Authorized Agent of IRA Innovations LLC FBO William Dan Lain and that they are authorized by IRA Innovations LLC FBO William Dan Lain to execute this instrument on its behalf.

Witness my hand, at office, this 6 day of July, 2022.



Meagan Suzette Glass
NOTARY PUBLIC

My Commission Expires: 8/13/2025

Certificate of Authenticity

I, Elisa Thule, 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 7/6/22.

Date

Elisa Thule

Affiant Signature

7-6-22

Date

State of Alabama
County of Shelby

Sworn to and subscribed before me this 6 day of July, 2022.

Meagan Suzette Glass

Notary's Signature
My Commission Expires: 8/13/2025

Notary's Seal (if any)

