BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

(2)

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $525,000.00.

Affiant

Subscribed and sworn before me this the 20th day of July, 2022.

Notary Public
My commission expires:

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXP. JULY 22, 2025

Karen Johnson Davidson County
Batch# 891867 DEEDWARR
07/21/2022 11:01:58 AM 2 pgs
Fees: $13.00 Taxes: $1,942.50
20220721-0083540

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
IRA Innovations fbo Chris Marchetti 509 Clematis Dr. Nashville, TN 37205	New Owner	091-11-0 205.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, VICKI SMITH MCCULLOUGH, EXECUTOR OF THE ESTATE OF MARY RUTH SMITH, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to IRA INNOVATIONS, LLC FBO CHRIS MARCHETTI, IRA, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lots Nos. 1105 and 1107 of Block No. 156 in plan No. 1 West Nashville as of record in Book No. 57, pages 74 and 75 R.O.D.Co. Tenn. said Lots, Nos. 1105 and 1107 front 25 feet each on the Northly side of Georgia Ave. and run back between parallel lines 150 feet to an alley, in the rear.

Being the same property conveyed to J.W. Smith and wife Ruth Smith, by Installment Deed from R.W. Ballard and wife Vonnie Thomas Ballard, of record in Book 784, Page 279, in the Register's Office for Davidson County, Tennessee, dated September 27, 1927 and recorded on October 21, 1927. The said J.W. Smith having died since April 04, 1971, leaving his Ruth Smith as sole surviving tenant by the entirety. The said Ruth Smith died intestate on December 26, 1973, leaving her children(s), Mary Ruth Smith, James W. Smith Jr. and William C. Smith as her Heirs at Law, pursuant to Affidavit of Heirship of record in Instrument No. 20220921-0083539, said Register's Office..

Being the same property conveyed to Mary Ruth Smith and James W. Smith Jr., our undivided one-third interest, by Warranty Deed from William C. Smith and wife, Virginia Smith, of record in Book 4875, Page 657, in the Register's Office for Davidson County, Tennessee, dated November 18, 1974 and recorded on December 17, 1974. The said James W. Smith, Jr. died testate on January 13, 2018, devising the subject property to Mary Ruth Smith, pursuant to Probate Case No. 20P1376 filed in the Circuit Court for Davidson County, Tennessee Probate Division. See also Affidavit of Inheritance recorded in Instrument No. 20181024-0105249. The said Mary Ruth Smith died testate on December 03, 2021, said Will directs the property to be sold as part of the Probate Estate, pursuant to Probate Case No. 22P176, filed in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 5202 Georgia Ave, Nashville, TN 37209.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 20th day of July, 2022.

Estate of Mary Ruth Smith
BY: Vicki McCullough EXECUTOR
Vicki McCullough, Executor

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Vicki McCullough, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon Her oath acknowledged HERSELF to be the Executor of the within named bargainor, The Estate of Mary Ruth Smith, and that SHE, as such Executor executed the foregoing instrument for the purposes therein contained by signing the name of the Estate of Mary Ruth Smith by the said Vicki McCullough as such Executor.

Witness my hand and official seal this 20th day of July, 2022.

My commission expires:
7/9/2024

Notary Public

JOHN C. ELROD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY