Karen Johnson Davidson County
Batch# 920465 DEEDWARR
09/22/2022 11:43:30 AM 3 pgs
Fees: $18.00 Taxes: $481.37
20220922-0105425

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $130,100.00

Affiant

Subscribed and sworn to before me, this 22nd day of September, 2022

Jennifer Russell
Notary Public
My commission expires: 03/07/2025

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:
Mohammed Ibrahimi	New Owner	**133110A00400CO**
500 Paragon Mills Rd, Apt A4		
Nashville, TN 37211		

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 Lain IRA

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

Mohammed Ibrahimi

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 Unit No. A-4, Canterbury Hall Condominium or horizontal property regime established by Master Deed of record in Book 5440, Page 255, Register's Office for Davidson County, Tennessee, as amended by Amendment to Master Deed of Record in Book 5441, Page 819, Register's Office for Davidson County, Tennessee, and shown on Plan of record in Book 5200, Page 159, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to IRA Innovations LLC FBO William Lain IRA, by Warranty Deed from Shereda Walker, unmarried, dated August 16, 2022, of record in Instrument No. 20220817-0093316, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Shereda Walker, unmarried, by Warranty Deed from Susan O. Bundy, married, dated April 29, 2005, of record in Instrument No. 20050503-0049487, in the Register's Office of 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 500 Paragon Mills Rd, Apt A4, Nashville, TN 37211.

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.

_____ Date: 9/20/22
IRA Innovations LLC FBO William Lain IRA
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 she is the Authorized Agent of IRA Innovations LLC FBO William Lain IRA and that they are authorized by IRA Innovations LLC FBO William Lain IRA to execute this instrument on its behalf.

Witness my hand, at office, this 20 day of September, 2022

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

_____ NOTARY PUBLIC
My Commission Expires: 8/13/2025

Certificate of Authenticity

I, _____, 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 9/20/22.

Date

_____

Affiant Signature

9/20/22

Date

State of Alabama

County of Shelby

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

_____

Notary's Signature

My Commission Expires: 8/13/2025

Notary's Seal (if on paper)

