DocuSign Envelope ID: 4A38623D-A7E7-42FD-9AB7-11362F84FD88

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 220942393**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $442,000.00. Affiant Subscribed and sworn to before me, this 23rd day of September, 2022. Notary Public My Commission Expires: 10.11.22

MICHELLE MARTIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Albert Henry Seibold 5536 Prada Drive Brentwood TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 181 10 0E 055.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **New Direction IRA Inc FBO Harry W Smith Traditional IRA as to an 82% interest and New Direction IRA Inc FBO Harry W Smith ROTH IRA as to an 18% interest,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Albert Henry Seibold,** ("Grantees"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 55 on the Plat of Phase Two, Section One, High Point, of record as Instrument No. 20140117-0004783, in the Register's Office of Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to New Direction IRA, Inc., fbo Harry W. Smith Traditional IRA, as to an undivided 82% interest and New Direction IRA, Inc. fbo Harry W. Smith ROTH IRA, as to an undivided 18% interest, by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20140812-0072713, in the Register's Office of Davidson County, Tennessee, dated August 08, 2014 and recorded on August 12, 2014.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase Two, Section One High Point, as recorded in Instrument No. 20140117-0004783.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20110603-0042709, as supplemented in Instrument No. 20140808-0071500 and amended in Instrument No. 20170811-0082700.

Easement for Non-Exclusive Access, recorded in Instrument No. 20080214-0014939.

Easement for Detention/Water Quality Ponds, Water Quality Unit, Storm Drainage and/or Appurtenances, recorded in Instrument No. 20090309-0020488.

Easement recorded in Instrument No. 20090714-0065912.

Easement for Detention/Water Quality Ponds, Bioretention Areas, Water Quality Unit, Storm Drainage and/or Appurtenances, recorded in Instrument No. 20090309-0020517.

Easement for Sanitary Sewers, Drainage, Flow, and Appurtenances, recorded in Instrument No. 20090805-0073466.

Karen Johnson Davidson County
Batch# 921250 DEEDWARR
09/26/2022 09:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,635.40
20220926-0106114
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Easement for Sanitary Sewers, Water Line and Appurtenances, recorded in Instrument No. 20110411-0027748.

Inspection and Maintenance Agreement for Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20090309-0020470.

This is improved property located at 5536 Prada Drive Brentwood TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of September, 2022.

New Direction IRA Inc FBO Harry W Smith Traditional IRA as to an 82% interest and New Direction IRA Inc FBO Harry W Smith ROTH IRA as to an 18% interest

Lori Johnson
As authorized signer for NDIRA

By: Lori Johnson, Authorized Signer

FBO Acct#_____

STATE OF ~~TENNESSEE~~ Colorado)
COUNTY OF ~~DAVIDSON~~ Boulder)

Before me, the undersigned, of the State and County aforesaid, personally appeared Lori Johnson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Authorized Signer of New Direction IRA Inc, the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained, by signing the name of the company in her above-stated capacity.

Witness my hand, at office, this 23rd day of September, 2022.

Notary Public
My Commission Expires: 8-13-2024

LAURA BRIELS
Notary Public
State of Colorado
Notary ID # 20204028095
My Commission Expires 08-13-2024

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 9-23-22.

Affiant Signature

9-26-22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 26 day of September, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY

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