| | |
|---|---|
| Karen Johnson Davidson County<br>Batch# 954477 DEEDWARR<br>12/22/2022 12:39:30 PM 3 pgs<br>Fees: $18.00 Taxes: $673.40<br>20221222-0132164 | STATE OF TENNESSEE<br>COUNTY OF ~~Davidson~~ Sumner<br><br>The actual consideration or value, whichever is greater, for this transfer is $182,000.00<br><br>Affiant<br><br>Subscribed and sworn to before me, this 22nd day of December, 2022.<br><br>Notary Public<br>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: |
|---|---|---|
| **Home Sold Eazy, LLC** | ~~TBD~~ New owner | **15009011700** |
| @ 2558 Murfreesboro Pk<br>~~3073 Kinwood Dr~~ Suite 301-41 | | |
| **Antioch, TN 37013** | | |

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 IRA**

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

**Home Sold Eazy, LLC**

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. 33, on the Plan of Forest View Park, Section 4, Phase 2, of record in Plat Book 5200, Page 674, 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 Jack O McAninch and wife, Cathay McAninch, by Warranty Deed from Perry O'Neal and wife, Jo Edith Nolan O'Neal, dated October 29, 1993, of record in Book 9138, Page 23, 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 3013 Kinwood Dr, Antioch, TN 37013.

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: 12/20/22
IRA Innovations LLC FBO William Dan Lain IRA
BY: Elisha Holcombe
Its: 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 he executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is Authorized Agent for IRA Innovations LLC FBO William Dan Lain IRA and that they are authorized by IRA Innovations LLC FBO William Dan Lain IRA to execute this instrument on its behalf.

Witness my hand, at office, this 20 day of December, 2022.

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

_____ NOTARY PUBLIC

My Commission Expires: 8/13/2025

Certificate of Authenticity

I, Katie Smith, 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 12/20/22.

Date

Affiant Signature

12/20/22

Date

State of TN
County of Rutherford

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

Notary's Signature

My Commission Expires: 11-17-24

Notary's Seal (if on paper)

ANGELA GRACE VANCE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY