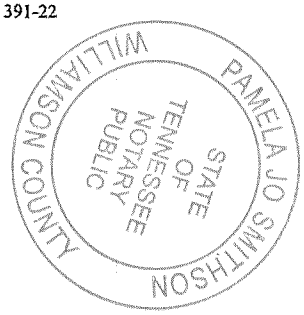
Prepared by:
David Marttala, Attorney
Premier Land Title & Escrow, LLC
879 Seven Oaks Blvd #600
Smyrna, TN 37167
File No. 391-22

STATE OF TENNESSEE
COUNTY OF Davidson



THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6th day of January, 2023

Notary Public
My Commission Expires:

Address of New Owner	Send Tax Bills To:	
Zoe Fowler Kendall Fowler 309 Leisure Court Antioch, TN 37013	New owner	Map/parcel: 162-16-0B-010.00 CO

WARRANTY DEED

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 ACKNOWLEDGED, I/WE

IRA Innovations, LLC, an Alabama limited liability company, fbo Jose Ramon Ferreira Coello IRA

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Zoe Fowler and Kendall Fowler, wife and husband

HEREINAFTER CALLED THE GRANTEE(S), 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 and being all of Unit No. 10 on the Plan of Section One, Phase One, LEISURE HEIGHTS, as appearing of record in Plat Book 5800, Page 267, as amended in Book 6396, Page 502, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to IRA Innovations, LLC fbo Jose Ramon Ferreira Coello IRA by Warranty Deed from Ronald Neal, Conservator for Eloise Sapp, dated 9/22/2016 and filed for record in Instrument No. 20160926-0101333, and corrected by Scrivener's Affidavit of record in Instrument No. 20221215-0129951, in the Register's Office for Davidson County, Tennessee. Also see Notary Certificate of Correction recorded 10/18/2016 in Instrument No. 20161018-0110088. Ronald Neal was appointed Conservator of Eloise Sapp according to Order filed on 9/30/2015 in the Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 15P1501 and Order filed on 9/15/2016 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), Docket No. 15P1501.

Being the same property conveyed to Eloise Sapp by Warranty Deed from Bethy E. Culberson dated 11/26/2005 and filed for record in Instrument No. 20051014-0124174, in the Register's Office for Davidson County, Tennessee. SAID DEED CONTAINS AN ERROR IN THE SUBDIVISION NAME AND PLAT BOOK REFERENCED IN THE LEGAL DESCRIPTION. CORRECT SUBDIVISION IS "SECTION ONE, PHASE ONE, LEISURE HEIGHTS, AS APPEARING OF RECORD IN PLAT BOOK 5800, PAGE 267, AS AMENDED IN BOOK 6396, PAGE 502" IN SAID REGISTER'S OFFICE.

Karen Johnson Davidson County
Batch# 959443 DEEDWARR
01/10/2023 08:19:30 AM 3 pgs
Fees: $18.00 Taxes: $813.63
20230110-0001898

Subject to Declaration of Covenants, Conditions and Restrictions and By-Laws of record in Book 6146, Page 241, as amended in Book 6150, Page 585, Book 6259, Page 862, Book 6396, Page 504 and Book 7303, Page 232; HOA Charter of record in Book 6164, Page 438; Conveyance of Common Areas of record in Book 6146, Page 238 and Book 6259, Page 859; Deed of Conveyance for Water Main of record in Book 8204, Page 213 and Book 8204, Page 216; Water Main Easement of record in Book 8105, Page 268; all matters as shown on Boundary Plat of record in Book 5200, Page 609; and all existing easements and all other matters as shown on plat of record in Book 5800, Page 267, as amended in Book 6396, Page 502, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

This is improved property known as: 309 Leisure Court 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 GRANTEE(S), its heirs and assigns forever; and I/We so covenant with the said GRANTEE(S) that I/We 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; and I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 4th day of January, 2023

IRA Innovations, LLC, an Alabama limited liability company fbo Jose Ramon Ferreira Coello IRA

BY: Elisha Holcombe
Elisha Holcombe
Authorized Representative

STATE OF ALABAMA
COUNTY OF Shelby

Before me, the undersigned Notary Public, of the state and county aforesaid, 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 herself to be the **Authorized Representative of IRA Innovations, LLC**, the within named bargainor, a limited liability company, and that she as such Authorized Representative, as duly authorized, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by Elisha Holcombe as Authorized Agent.

Witness my hand and official seal this 4 day of January, 2023

Meagan Suzette Glass
Notary Public

My Commission Expires: 8/13/2025

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

CERTIFICATE OF AUTHENTICITY

I, Catherine Franco, do hereby make oath that I am a licensed attorney and/or 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 January 4, 2023.

Affiant
Date: January 9, 2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 9 day of January 2023

Notary Public

My Commission Expires: 11.15.25

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY