Karen Johnson Davidson County
Batch# 995218 DEEDWARR
04/24/2023 08:06:30 AM 4 pgs
Fees: $23.00 Taxes: $1,276.50
20230424-0029752

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF April, 2023.

Notary Public

MY COMMISSION EXPIRES: 8-20-2023
(AFFIX SEAL)

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

File #23-PA-1677-124

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
JMB Holdings, LLC	**New Owner**	
(NAME)	(NAME)	**091-03-1B-124.00-CO**
3201 Woodlawn Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **IRA INNOVATIONS, LLC, AS CUSTODIAN FBO DAVID DORRIS IRA LLC, AN ALABAMA LIMITED LIABILITY COMPANY, IRA INNOVATIONS, LLC, AS CUSTODIAN FBO MARSHALL BURRIDGE IRA LLC, AN ALABAMA LIMITED LIABILITY COMPANY, AND CHARLES MARSHALL BURRIDGE, A MARRIED PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JMB HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 124 of Silo West Nashville Master Condominium, as established by Declaration of Covenants, Conditions and Restrictions for Silo West Nashville Master Condominium, a Horizontal Property Regime, of record in Instrument No. 20200915-0105204, as amended in Instrument No. 20211026-0143658 and further amended in Instrument No. 20220803-0088689 and Instrument No. 20220823-0094974, and being shown on Plat attached thereto as Exhibit "B" to said amendment in Instrument No. 20211026-0143658, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description, together with an undivided percentage interest in the common elements allocated to said Unit as set forth in said Declaration, as amended.

Being the same property conveyed to IRA Innovations, LLC, as Custodian FBO David Dorris IRA (as to an undivided 50% interest); IRA Innovations, LLC, as Custodian FBO Marshall Burridge IRA (as to an undivided 18.5% interest); and Charles Burridge (as to an undivided 31.5% interest) by Warranty deed from Silo West Nashville, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20230308-0016833 Register's Office for Davidson County, Tennessee, dated March 8, 2023 and recorded on March 8, 2023.

This conveyance is subject to:
* Taxes for the year 2023 and subsequent years.
* Plan of record in Instrument No. 20180621-0059910, Register's Office of Davidson County, Tennessee.
* Master Declaration of Protective Covenants, Conditions and Restrictions for Silo Bend, of record in Instrument No. 20180627-0062234, amended Instrument No. 20190611-0056096 and Instrument No. 20200131-0011796, Register's Office for Davidson County, Tennessee.
* Declaration of Silo West Nashville Master Condominium, of record in Instrument No. 20200915-0105204, as amended in Instrument No. 20211026-0143658 and further amended in Instrument No. 20220803-0088689

and Instrument No. 20220823-0094974, Register's Office for Davidson County, Tennessee.
* Charter for Silo Bend Owners Association, Inc. of record in Instrument No. 20180703-0064672, Register's Office for Davidson County, Tennessee.
* Notice of Land Use Restrictions of record in Instrument No. 20171106-0114060, Register's Office for Davidson County, Tennessee.
* Roadway Easement of record in Book 1237, Page 141, Register's Office for Davidson County, Tennessee.
* NES Easement of record in Instrument No. 20190308-0021263, Register's Office for Davidson County, Tennessee.
* Restriction and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20171211-0125932 and Instrument No. 20200221-0019287, Register's Office for Davidson County, Tennessee.
* Grant of Easement to Comcast Cable Communications Management, LLC of record in Instrument No. 20211207-0161834, Register's Office for Davidson County, Tennessee.
* Articles of Organization of Silo West Nashville, LLC of record in Instrument Number 20200221-0019446, in the Register's Office for Davidson County, Tennessee.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ unimproved __X___ improved property known as: **1677 54th Avenue N, Unit 124, 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that 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 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 21st day of April, 2023.

IRA Innovations, LLC, as Custodian FBO David Dorris IRA LLC, an Alabama Limited Liability Company

By: _____
Elisha Holcombe, Authorized Representative

IRA Innovations, LLC, as Custodian FBO Marshall Burridge IRA LLC, an Alabama Limited Liability Company

By: _____
Elisha Holcombe, Authorized Representative

_____
Charles Marshall Burridge

STATE OF Alabama
COUNTY OF Shelby

Before me ELISHA HOLCOMBE, Authorized Representative of IRA Innovations, LLC, as Custodian FBO David Dorris IRA, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Representative of IRA Innovations, LLC, as Custodian FBO David Dorris IRA, the within named bargainor, a Limited Liability Company, and that such ELISHA HOLCOMBE, Authorized Representative of IRA Innovations, LLC, as Custodian FBO David Dorris IRA as such Authorized Representative, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Representative.

Witness my hand and seal this 20 day of April, 2023.

Meagan Suzette Glass
Notary Signature
My commission expires: 8/13/2025

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

STATE OF Alabama
COUNTY OF Shelby

Before me ELISHA HOLCOMBE, Authorized Representative of IRA Innovations, LLC, as Custodian FBO Marshall Burridge IRA, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Representative of IRA Innovations, LLC, as Custodian FBO Marshall Burridge IRA, the within named bargainor, a Limited Liability Company, and that such ELISHA HOLCOMBE, Authorized Representative of IRA Innovations, LLC, as Custodian FBO Marshall Burridge IRA as such Authorized Representative, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Representative.

Witness my hand and seal this 20 day of April, 2023.

Meagan Suzette Glass
Notary Signature
My commission expires: 8/13/2025

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of April, 2023, before me personally appeared Charles Marshall Burridge, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 21st day of April, 2023.

C. Loy Carney
Notary Signature
My commission expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, **Tonya Cherry,** 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 this the 21st day of April, 2023.

Affiant Signature
Date 04/21/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 21st day of April, 2023.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024