Prepared By & Return To:
Tennessee Title Service, LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MJ-23-2002

MARISA BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 30th day of June, 2023

Notary Public

Commission Expires: October 25, 2026

Address of New Owner	Send Tax Bills To:	Map & Parcel
IRA Innovations, LLC as Custodian fbo Rachel Thomas/Bruce Thomas IRA PO BOX 360750 Birmingham, AL 35236	IRA Innovations, LLC PO BOX 360750 Birmingham, AL 35236	096-10-0-154.00

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,

James Kevin Brown and Natalie Hunt Brown, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

IRA Innovations, LLC as Custodian fbo Rachel Thomas IRA, as to a 50% undivided interest and IRA Innovations, LLC as Custodian fbo Bruce Thomas IRA, as to a 50% undivided interest

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 Twin Lawn Subdivision of record in Plat Book 2331, Page 9, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Herman Allen Culbreath and wife, Norita J. Culbreath by Warranty deed from Verlon G. Reeves and wife, Linda G. Reeves of record in Book 4504, page 94, Register's Office for Davidson County, Tennessee, dated May 19, 1971 and recorded on May 21, 1971. (Value or consideration shown in aforementioned deed $16,000.00.) The said Herman Allen Culbreath died August 15, 2002 leaving Norita J. Culbreath as the surviving tenant by the entirety. Said Norita JoAnn Culbreath died intestate December 26, 2022, her estate being administered through Davidson County Probate Court, Docket No. 23P266.

Being the same property conveyed to James Kevin Brown and Natalie Brown, husband and wife, by

Karen Johnson Davidson County
Batch# 1022601 DEEDWARR
07/05/2023 12:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20230705-0051334

Warranty Deed from Vanessa Marie Culbreath, Administratrix of the Estate of Norita JoAnn Culbreath, dated May 10, 2023 and recorded May 15, 2023 in Instrument No. 20230515-0035921, Register's Office of 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 pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2820 Dunmore Drive, Nashville, TN 37214

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 so 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 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 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.

Dated this the 29th day of June, 2023.

James Kevin Brown

Natalie Brown

STATE OF TENNESSEE
COUNTY OF WILSON

On this 29th day of June, 2023, before me personally appeared James Kevin Brown and Natalie Hunt Brown, 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 29th day of June, 2023.

Notary Signature
My commission expires: October 25, 2026

MARISA BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 June 29, 2023.

Affiant Signature – Joshua A. Terry

7/3/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/3/2023.

Notary Public

My Commission Expires: 9/28/26

OLIVIA MORTENSEN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp
September 28 2026
COUNTY OF WILLIAMSON