Karen Johnson Davidson County
Batch# 1026980 DEEDWARR
07/17/2023 12:37:30 PM 3 pgs
Fees: $18.00 Taxes: $516.89
20230717-0054769

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of July, 2023.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

CHERI N HEAD
NOTARY PUBLIC
STATE OF TENNESSEE
ROBERTSON COUNTY
My Commission Expires April 23, 2027

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 210 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
IRA Innovations, LLC, fbo William C. Mason IRA	New Owner	Tax Parcel ID 053 12 0 137.00
(NAME) P.O. BOX 360750	(NAME)	
(ADDRESS) Birmingham AL 35236	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Norma E. Stephens, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto IRA Innovations, LLC, fbo William C. Mason IRA, 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 part of Lot No. 8 of Block 8 on the plan of Dabbs and Elliott's Subdivision No. 1, Old Hickory, of record in Book 547, Page 97, Register's Office for said County.

Said part of Lot No. 8 fronts 48.00 feet on the northwesterly margin of 30th Street and extends back 88.00 feet on the southwesterly line and 88.00 feet on the northeasterly line to a dead line in the rear, measuring 48.00 feet thereon.

Being the same property conveyed to Joseph A. Stephens and wife, Norma E. Stephens by deed from Jim Woolems and Alex Bonner, d/b/a B&W Investments, dated July 6, 1988 and as of record in Book 7593, Page 867, Register's Office, Davidson County, Tennessee. The said Joseph A. Stephens having since died February 25, 2022, leaving Norma E. Stephens as surviving tenant by the entirety.

Lisa Adkins executed this instrument on behalf of Norma E. Stephens pursuant to a Power of Attorney of record in Instrument No 20230717-0054549 Register's Office, Davidson County, Tennessee. Norma E. Stephens and Norma Elaine Stephens are one and the same person.

Subject to any and all matters and notes on plat of record in Plat Book 547, Page 97, Register's Office, Davidson County, Tennessee.

Subject to any and all easements and minimum building setback lines of record.

unimproved ☐

This is improved ☑ property, known as 203 30th Street, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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.

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 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.

Witness my hand this 14th day of July, 2023.

Norma E. Stephens by Lisa Adkins, Attorney in fact

Norma E. Stephens by Lisa Adkins, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF Robertson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Lisa Adkins as Attorney-in-Fact for Norma E. Stephens, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he/she is the Attorney-in-Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by it's constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand this 14th day of July, 2023.

Notary Public
My Commission Expires: 5-20-25

PAM S. ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

Certificate of Authenticity

I, Gary L. Dilliha, 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 7-14-2023.

Date

Affiant Signature

7-14-2023

Date

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Sworn to and subscribed before me this 14th day of July, 2023.

Rhonda Baldwin

Notary's Signature

My Commission Expires: 2-28-2024

Date

Notary's Seal (if on paper)

