Karen Johnson Davidson County
Batch# 1043494 DEEDWARR
08/28/2023 01:07:30 PM 3 pgs
Fees: $18.00 Taxes: $647.50
20230828-0067163

ADDRESS NEW OWNER AS:
Keep Leading Spirit, LLC
2018 Lebanon Pike Unit C
Nashville TN 37210

SEND TAX BILLS TO:
New Owner

THIS INSTRUMENT PREPARED
BY: Gary L. Dilliha
Attorney at Law
516 S Main Street
Springfield, Tennessee 37172

Map & Parcel: 053-12-0-137.00

THIS DEED OF CONVEYANCE, executed and delivered by **IRA Innovations LLC, custodian fbo William C. Mason IRA**, hereinafter called the Grantor, to **Keep Leading Spirit, LLC**, a Wyoming Limited Liability Company, hereinafter called the Grantee;

WITNESSETH:

That for and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor has this day bargained and sold, and does by these presents hereby sell, transfer and convey unto the said Grantee, successors and assigns, a certain tract or parcel of land located in Daivdson County, Tennessee, being more particularly described as follows, to-wit:

**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 Davidson County, Tennessee.**

**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.**

**PLAT MATTERS: The above-described property is subject to easements, setback lines, note, environmental and conservation notes and all other matters as indicated on the plan of Block 8 on the plan of Dabbs and Elliott's Subdivision No. 1, Old Hickory, of record in Plat Book 547, page 97, Register's Office for Davidson County, Tennessee.**

**Being the same property conveyed to IRA Innovations, LLC fbo William C. Mason IRA by deed from Norma E. Stephens, recorded July 17, 2023 in Instrument No. 20230717-0054769, Register's Office for Davidson County, Tennessee.**

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantee, successors and assigns.

The Grantor further covenants with the Grantee, successors and assigns, that it has a good and perfect right to convey same, and that said property is unencumbered, except as otherwise set forth herein.

The Grantor further covenants with the Grantee that it will warrant and forever defend the title to said property against the lawful claims and demands of all persons whomsoever.

Taxes are to be prorated and possession granted as of the date of this deed.

IN WITNESS WHEREOF, the Grantor has hereunto set its signature on the date indicated in the notary acknowledgement below.

IRA Innovations LLC as custodian FBO
William C. Mason IRA

BY: _____
Elisha Holcombe, Authorized Representative

STATE OF ALABAMA )
COUNTY OF Shelby )

Before me, the undersigned, a Notary Public in and for the aforesaid State and County, 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, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Company by herself as Authorized Representative.

WITNESS my hand and official seal or office this the 25 day of August, 2023.

BARBARA SHELL NOTARY PUBLIC ALABAMA STATE AT LARGE

My Commission Expires: 7/31/27 NOTARY PUBLIC

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STATE OF TENNESSEE )
COUNTY OF ROBERTSON )

I or we, hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is **$175,000.00** which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

_____
AFFIANT

SUBSCRIBED and SWORN to before me this the 25th day of August, 2023.

TAMMY RUSH STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY My Commission Expires 07/20/2027

My Commission Expires: _____ NOTARY PUBLIC/Register

Certificate of Authenticity

I, Gary L. Dillihay, 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 August 25, 2023.

Date

Affiant Signature

8/25/23

Date

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Sworn to and subscribed before me this 25th day of August, 2023.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

TAMMY RUSH
NOTARY PUBLIC
STATE OF TENNESSEE
ROBERTSON COUNTY
My Commission Expires 07/20/2027