Karen Johnson Davidson County
Batch# 1052769 DEEDWARR
09/21/2023 01:12:30 PM 3 pgs
Fees: $18.00 Taxes: $821.40
20230921-0074363

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $222,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19TH DAY OF SEPTEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KALEY MILLER
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 3, 2027
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 517 Cason Lane, Suite G, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Andy Lee Davis	NEW	Parcel ID: 064 16 0A 131.00 and
(NAME) 131 General Jackson Ln	(NAME) OWNER	
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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/WE, **IRA Innovations LLC fbo Dina Miller IRA**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Andy Lee Davis**, 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 Unit No. 131 on the Plat of the Resubdivision of Jackson Meadow, Phase I, Section I, of record in Plat Book 6900, page 527, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit, together with undivided interest in all common areas.

Being the same property conveyed to IRA Innovations LLC fbo Dina Miller IRA from Citizens Tri-County Bank by Special Warranty Deed dated April 3, 2015 and recorded on April 7, 2015 in Instrument No. 20150407-0030501, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 131 General Jackson Ln, Hermitage, TN 37076

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 our hands this 18th day of September, 2023

IRA Innovations LLC fbo Dina Miller IRA

BY: Mike Todd
Mike Todd, Authorized Signer

STATE OF TENNESSEE

COUNTY OF Davidson

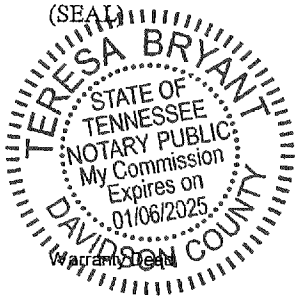
Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Mike Todd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Signer, and is authorized to execute the instrument on behalf of IRA Innovations fbo Dina Miller IRA, LLC, the within named bargainor, and that he/she as such Authorized Signer, executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by himself/herself as Authorized Signer.

Witness my hand and official seal, this the 18th day of September, 2023.

Teresa Bryant
Notary Public

My Commission Expires: 1-6-25

(SEAL)



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 **September 18, 2023**.

Affiant Signature

9/18/2023

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this **18** day of **September**, 20**23**.

Notary Public

Notary's Seal:

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY