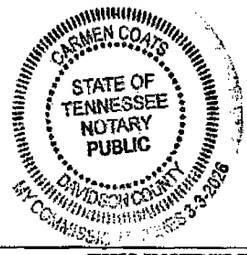
Karen Johnson Davidson County
Batch# 1083619 DEEDWARR
12/19/2023 12:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20231219-0097761

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $435,000.00. Affiant Subscribed and sworn to before me, this the 15th day of December, 2023. Notary Public My commission expires: 3-3-26

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
IRA Innovations, LLC as Custodian FBO Jane Bensel IRA	New Owner(s)	061-01-0A-059-00
P.O. Box 360750		
Birmingham, AL 35236		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **LUMA SYSTEMS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **IRA INNOVATIONS, LLC AS CUSTODIAN FBO JANE BENSEL IRA**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee, being Unit 59, East Village Lane, a Horizontal Property Regime with Private Elements, together with common and private elements appurtenant to said Units, as established in Declaration of Covenants, Conditions and Restrictions for East Village Lane, formerly known as Arrowhead, a Horizontal Property Regime with Private Elements of record in Instrument No. 20190111-0003194, as amended in Instrument No. 20190521-0048039, Instrument No. 20230525-0039665, Instrument No. 20230006-0042999 and Instrument No. 20230914-0072226, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Woodland Street Partners, LLC by Warranty Deed from J. Carlton Drumwright, Trustee of the Arrowhead Trust of record in Instrument No. 20171219-0129331, Register's Office for Davidson County, Tennessee, dated December 15, 2017 and recorded on December 19, 2017.

Being a portion of the same property conveyed to Luma Systems, LLC, a Tennessee limited liability company by Quitclaim Deed from Woodland Street Partners, LLC, a Tennessee limited liability company of record in Instrument No. 20211020-0141140, Register's Office for Davidson County, Tennessee, dated October 15, 2021 and recorded on October 20, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 374 East Village Lane, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 15th day of December, 2023.

Luma Systems, LLC, a Tennessee Limited Liability Company

By: _____
Zachary Thomas, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Zachary Thomas, Sole Member, 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 Sole Member of Luma Systems, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 15th day of December, 2023.



_____
Notary Public

My Commission Expires: 3·3·25

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **December 15, 2023** (date of document).

Affiant Signature

December 19, 2023

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 19th day of December, 2023.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25