BOX 10-A WARRANTY DEED

Karen Johnson
Batch # 1120122
04/08/2024 10:08:28 AM
Fees: $13.00 Taxes: $4,033.00

Davidson County
DEEDWARR
2 pgs

20240408-0024618

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,090,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2nd DAY OF April, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen Wayne Jackson	NEW OWNER	
(NAME)	(NAME)	081 12 3J 002.00
1516 10th Ave N.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **IRA INNOVATIONS, LLC FBO JOHN J. MAXWELL, AS TO AN UNDIVIDED 80% AND IRA INNOVATIONS, LLC FBO RYAN MAXWELL SEP IRA, AS TO AN UNDIVIDED 20%**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEPHEN WAYNE JACKSON,UNMARRIED MAN, AS SOLE OWNERSHIP,** 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 B, FIFTEEN - FOURTEEN TENTH AVENUE NORTH, a Horizontal Property Regime with Private Elements, as shown on plat in Declaration of Covenants, Conditions and Restrictions as Exhibit "B", in Instrument No. 20220707-0078382.

BEING a portion of the same property conveyed to IRA INNOVATIONS, LLC FBO JOHN J. MAXWELL IRA, as to an undivided 80%, by Corrective Quit Claim Deed from IRAR TRUST CO. FBO JOHN J. MAXWELL, 3601605, of record in Instrument No. 20240208-008988, a re-recording of Instrument No. 20220825-0095904, in the Register's Office for Davidson County, Tennessee, dated February 7, 2024, and recorded on February 8, 2024.

BEING the same property conveyed to IRAR TRUST CO. FBO JOHN J. MAXWELL 3601605 as to an undivided 80% interest and IRA INNOVATIONS, LLC FBO RYAN MAXELL SEP IRA, by Warranty Deed from BETTY D. SIMS, FRANK REEDUS, III, ANTHONY FRANK SIMS, RONALD MARTIN, ANGELASIMS, ANGEL M. SIMS WRIGHT, CANDY REEDUS, CARMEN MOORE MINOR, PRINCESS REEDUS, DUANNA MOORE CATO, RONTERESE WISEMAN, JERMAINE WISEMAN, MONIQUE SANDER AND RONNETTA GAUSE, as their interests may appear, of record in Instrument No. 20220527-0062094, in the Register's Office for Davidson County, Tennessee, dated May 18, 2022, and recorded on May 27, 2022.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1516 10th Ave N., Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

MO2024-430

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 4 day of April, 2024

IRA INNOVATIONS, LLC FBO JOHN J. MAXWELL IRA

BY: _____

ELISHA HOLCOMBE, AUTHORIZED REPRESENTATIVE

IRA INNOVATIONS, LLC FBO RYAN MAXWELL SEP IRA

BY: _____

ELISHA HOLCOMBE, AUTHORIZED REPRESENTATIVE

STATE OF Alabama
COUNTY OF Shelby

Before me, the undersigned notary public of Davidson County, Tennessee, 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 Authorized Representative of IRA Innovations, LLC fbo John J. Maxwell IRA and IRA Innovations, LLC fbo Ryan Maxwell SEP IRA, the within named bargainor, a limited liability company and that she as such Authorized Representative, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Authorized Representative.

Witness my hand and official seal this 4 day of April, 2024.

Commission expires: 07/31/27

BARBARA SHELL NOTARY PUBLIC ALABAMA STATE AT LARGE

_____
Notary Public

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