WARRANTY DEED

Karen Johnson Davidson County
Batch # 1122723 DEEDWARR
04/15/2024 10:18:25 AM 2 pgs
Fees: $13.00 Taxes: $1,813.00

20240415-0026563

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $490,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 3rd DAY OF April 2024.

NOTARY PUBLIC

My Commission Expires September 25, 2024

MY COMMISSION EXPIRES: (AFFIX SEAL) STATE OF TENNESSEE

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
IRA Innovations LLC, as custodian FBO Thomas Alsup IRA	IRA Innovations LLC, as custodian FBO Thomas Alsup IRA	
(NAME)	(NAME)	
7070 Westside Circle	P.O. Box 360750	143 03 0E 035.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Birmingham, AL 35236	
(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, **WILLIAM ANDREW RUDERER AND SABRINA RUDERER, TRUSTEES OF THE RUDERER REVOCABLE LIVING TRUST, DATED JUNE 11, 2019**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **IRA INNOVATIONS LLC, AS CUSTODIAN FBO THOMAS ALSUP 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:

Being a certain private element units situated in Davidson County, Tennessee, and further known as Unit No. 35, together with the appurtenant common elements, of 1101 BOOST COMMONS, A TOWNHOUSE PLANNED UNIT DEVELOPMENT, created under Title 66, Section 27-103(b), et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Protective Covenants, Conditions and Restrictions for 1101 BOOST COMMONS, A TOWNHOUSE PLANNED UNIT DEVELOPMENT, a horizontal property regime with private elements of record in Instrument No. 20180921-0093677, as amended in Instrument Nos. 20181105-0109337 and 20190930-0099544, 20201221-0150988, 20210525-0070666, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1101 BOOST COMMONS, A TOWNHOUSE PLANNED UNIT DEVELOPMENT, a horizontal property regime with private elements, provided in said Declaration, together with the ByLaws appended thereto, the site-plan of Boost Commons filed as Exhibit to said Declaration, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Units.

Being the same property conveyed to William Andrew Ruderer and Sabrina Ruderer, Trustees of the Ruderer Revocable Living Trust, dated June 11, 2019, by Warranty Deed from Boost Commons Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20200918-0107377, in the Register's Office of Davidson County, Tennessee, dated September 18, 2020 and recorded on -September 18, 2020.

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 7070 Westside Circle, Nashville, TN 37205
(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.

Witness my hand this 31st day of April, 2024

RUDERER REVOCABLE LIVING TRUST DATED JUNE 11, 2019

BY: _____
KEVIN D. MONTGOMERY, AUTHORIZED AGENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, personally appeared **Kevin D. Montgomery,** with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the **Authorized Agent** of **Ruderer Revocable Living Trust dated June 11, 2019**, the within named bargainor, a trust, and that he/she as **Authorized Agent** being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing his/her name as **Authorized Agent** of **Ruderer Revocable Living Trust dated June 11, 2019**.

Witness my hand and official seal this 30th day of April, 2024.

Commission expires:

PAMELA B. MATHENEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

NOTARY PUBLIC
Pamela B. Matheney
My Commission Expires
September 25, 2024
STATE OF TENNESSEE

_____
Notary Public

PM2024-362