Karen Johnson
Batch # 1126906
04/25/2024 09:58:14 AM
Fees: $13.00 Taxes: $1,110.00

Davidson County
DEEDWARR
2 pgs

20240425-0029867

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$300,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES: **MAY 3, 2026**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
IRA INNOVATIONS LLC AS CUSTODIAN FBO MARGARET L. HOWELL ROTH IRA & IRA INNOVATIONS LLC AS CUSTODIAN FBO ANDREW P. HOWELL ROTH IRA	**SAME**	**133-12-0-256.00**
(NAME) **P. O. BOX 360750**	(NAME)	
(ADDRESS) **BIRMINGHAM, AL 35236**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN 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, **COORDINATION PLUS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **IRA INNOVATIONS LLC AS CUSTODIAN FBO MARGARET L. HOWELL ROTH IRA, A 45% UNDIVIDED INTEREST, AND IRA INNOVATIONS LLC AS CUSTODIAN FBO ANDREW P. HOWELL ROTH IRA, A 55% UNDIVIDED INTEREST,** HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS 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 Lot No. 72 on the Plan of Section Four, Greenwood Hills of record in Book 4955, Page 49, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Becklea, GP from Michael J. Pruitt and Shannan Pruitt, husband and wife, by warranty deed dated August 12, 2016 of record in Instrument No. 20160816-0085380, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Coordination Plus, LLC, a Tennessee Limited Liability Company, from Becklea GP, a Tennessee General Partnership, by quitclaim deed dated January 9, 2021, of record in Instrument No. 20210112-0005319, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Book 4955, Page 49; Restrictive Covenants of record in Book 5098, page 743, as amended in Book 5871, page 118, and in Book 5893, page 182; Avigation Easement and Contract of record in Book 9193, page 579; and any and all easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(**X**) property, known as **3905 ECKHART DRIVE, NASHVILLE, TN 37211**
(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 18th day of April, 2024.

COORDINATION PLUS, LLC
A Tennessee Limited Liability Company

BY: VIRGINIA N. PITTS, CHIEF MANAGER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Virginia N. Pitts,** 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 Chief Manager of **Coordination Plus, LLC**, the within-named bargainor, a Tennessee Limited Liability Company, and that she as such Chief Manager, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **Coordination Plus, LLC**, by herself as such Chief Manager.

Witness my hand and official seal at Nashville, Tennessee this 18th day of April, 2024.

My Commission expires: May 3, 2026

Notary Public

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON