BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1142601
06/04/2024 09:46:59 AM
Fees: $13.00 Taxes: $11,100.00

Davidson County
DEEDWARR
2 pgs

20240604-0041518

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,000,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 04-23-2025

(AFFIX SEAL)

DAWN MICHELLE OSBORNE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

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 NUMBER
IRA INNOVATIONS, LLC AS CUSTODIAN FBO DONALD ASHWORTH COX III IRA AND ELIGIO WINES LLC	New Owner	
(NAME) P.O.Box 360750	(NAME)	104 16 0 264.00
(ADDRESS) Birmingham, AL 35236	(ADDRESS)	
(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, **J. BRADFORD CURRIE AND WIFE, LAURA CURRIE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **IRA INNOVATIONS, LLC AS CUSTODIAN FBO DONALD ASHWORTH COX III IRA , AS TO A 38.5% UNDIVIDED INTEREST AND ELIGIO WINES LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS TO A 61.5% UNDIVIDED INTEREST** 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 the Westerly one-half of Lot 229 on the Plan of the Belmont Land Company's Subdivision, of record in Plat Book 421, Page 34, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 229 fronts 50.0 feet on the Southerly side of Beechwood Avenue and runs back between parallel lines with the Easterly margin of Hawthorne Place, 175.0 feet to an alley.

Being the same property conveyed to J. Bradford Currie and wife, Laura Currie, by Warranty Deed from Donald A. Cox III, married, of record in Instrument No. 20110718-0054485, in the Register's Office of Davidson County, Tennessee, dated July 13, 2011 and recorded on July 18, 2011.

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.

County of Davidson taxes for the year 2024, which have been prorated and assumed by the Grantees and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the Plan of Belmont Land Company's Subdivision, as recorded in Plat Book 421, Page(s) 34.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument No. 20060616-0071724.

Easement Agreement as set forth in recorded Instrument No. 20101018-0083136.

unimproved
This is improved x property, known as 1721 Beechwood Ave, Nashville, TN 37212
(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 3rd day of June, 2024

x _____
J. BRADFORD CURRIE

x _____
LAURA CURRIE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. Bradford Currie and Laura Currie, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of June, 2024.

Commission expires:

KELLIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public

My Commission Expires 10/4/27

MO2024-479