Karen Johnson Davidson County
Batch# 1156302 DEEDWARR
07/10/2024 09:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20240710-0051629

THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney

Gateway Title Services, LLC
Stone Gate Corporate Center, Ste 102
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Tom Alsup and IRA Innovations LLC as
Custodian FBO Thomas Alsup, IRA
203 Ashlawn Court
Nashville, TN 37215
SEND TAX BILLS TO:
IRA Innovations LLC
PO Box 360750
Birmingham, AL 35236

WARRANTY DEED

(Map 131-06-0G; Parcel 203.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **JAMES WAYLON PRESSWOOD AND CASSIDY COLVIN PRESSWOOD F/K/A CASSIDY MARIE COLVIN, A MARRIED COUPLE**, hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **THOMAS ALSUP 50% OF UNDIVIDED INTEREST AND IRA INNOVATIONS LLC AS CUSTODIAN FBO THOMAS ALSUP, IRA 50% UNDIVIDED INTEREST**, hereinafter referred to as "Grantee", his heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND located in Davidson County, Tennessee, being Unit 203, Plat of Burton Hills, Village of Ashlawn, A Condominium created under Title 66, Chapter 27, Sections 01, et seq, as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 7076, Page 696, as amended in Book 7308, Page 859, in the Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit C of said Master Deed. Reference is hereby made to the Plat of Burton Hills, Village of Ashlawn, A Condominium, as sent forth in Exhibit B of said Master Deed for a more complete identification and description of such Unit.
>
> BEING the same property conveyed to James Waylon Presswood, an unmarried man and Cassidy Marie Colvin, an unmarried woman, by Warranty Deed dated July 30, 2020 from Nicholas Luke Kavoussi and Sae Mi Yi, now known as Saemi Kavoussi, recorded July 31, 2020, in Instrument No. 20200731-0084369, in the Register's Office of Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO: (1) all subdivision/condominium assessments, covenants, bylaws, restrictions and declarations, (2) all items set out on any applicable plat of record, (3) any and all applicable government and/or zoning regulations, (4) utility, sewer, drainage, rights of way and any other easements of record, and (5) any and all other matters of public record.

This is improved property known as 203 Ashlawn Court, Nashville, TN 37215.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, his heirs and assigns, forever.

Grantors covenant with the said Grantee that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2024 real property taxes which will be prorated at closing and paid by the Grantee.

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Witness our hands and signatures on this the 2nd day of July, 2024.

James Waylon Presswood
JAMES WAYLON PRESSWOOD

Cassidy Colvin Presswood
CASSIDY COLVIN PRESSWOOD
F/K/A CASSIDY MARIE COLVIN

STATE OF ~~TENNESSEE~~ South Carolina VLM)
COUNTY OF ~~DAVIDSON~~ VLM Charleston)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Waylon Presswood and Cassidy Colvin Presswood, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd day of July, 2024.

Virginia L. Montenegro
Notary Public

My Commission Expires: 11/16/2033

Virginia L. Montenegro
NOTARY PUBLIC
State of South Carolina
My Commission Expires November 16, 2033

(SEAL)

AFFIDAVIT

STATE OF ~~TENNESSEE~~ South Carolina VLM)
COUNTY OF ~~DAVIDSON~~ Charleston)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $420,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

James Waylon Presswood
Affiant

Subscribed and sworn to before me this 2nd day of July, 2024.

Virginia L. Montenegro
Notary Public

My commission Expires: 11/16/2033
File No. GTS1-2024-211

Virginia L. Montenegro
NOTARY PUBLIC
State of South Carolina
My Commission Expires November 16, 2033

True Copy Certification

I, Allison Garting, 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 the 2nd day of July, 2024.

Affiant Signature

7/2/24
Date

State of Tennessee)

County of Rutherford)

Sworn to and subscribed before me this 2 day of July, 2024.

Notary's Signature

My Commission Expires: 12-22-25

Notary' Seal (if on paper)

