Karen Johnson Davidson County
Batch# 1180191 DEEDWARR
09/10/2024 02:57:30 PM 3 pgs
Fees: $18.00 Taxes: $3,700.00
20240910-0069833

WARRANTY DEED

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,000,000.00

Madilyn Cr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4 DAY OF September, 2024

Notary Public

MY COMMISSION EXPIRES: 3-20-28
(AFFIX SEAL)

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
Cade Emanuele Butera	American Heritage Lending LLC	
(NAME)	(NAME)	
1514 10th Avenue N	19800 MacArthur Blvd, Ste 950	081 12 3J 001.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Irvine, CA 92612	
(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 **CADE EMANUELE BUTERA, UNMARRIED,** 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of FIFTEEN-FOURTEEN TENTH AVENUE NORTH, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing FIFTEEN-FOURTEEN TENTH AVENUE NORTH, a Horizontal Property Regime, of record in Instrument Number 20220707-0078382, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to IRA Innovations, LLC FBO John J. Maxwell IRA, as to an undivided 80% interest, by Quitclaim Deed from IRAR Trust Co. FBO John J. Maxwell, 3601605, of record in Instrument No. 20220825-0095904, corrected in Instrument No. 20240208-0008988, in the Register's Office of Davidson County, Tennessee, dated August 17, 2022, and recorded on August 25, 2022.

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, Angela Sims, Angel M. Sims Wright, Candy Reedus, Carmen Moore-Minor, Princess Reedus, Duanna Moore Cato, Ronterese Wiseman, Jermaine Wiseman, Monique Sanders and Ronnetta Gause, as their interests may appear, of record in Instrument No. 20220527-0062094, in the Register's Office of Davidson County, Tennessee, dated May 18, 2022, and recorded on May 27, 2022.

MO2024-909

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 1514 10th Ave N., Nashville, TN 37208
(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 4 day of September, 2024

IRA INNOVATIONS, LLC FBO JOHN J. MAXWELL IRA
BY: [signature]
ELISHA HOLCOMBE, AUTHORIZED REPRESENTATIVE

IRA INNOVATIONS, ~~LLC~~ FBO RYAN MAXWELL SEP IRA
BY: [signature]
ELISHA HOLCOMBE, AUTHORIZED REPRESENTATIVE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 bargainors, 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 September, 2024.

Commission expires: 07/31/27

BARBARA SHELL NOTARY PUBLIC ALABAMA STATE AT LARGE

[signature]
Notary Public

MO2024-909

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 9.4.24.

Affiant Signature

9.10.24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 10 day of Sept., 2024

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY