Karen Johnson Davidson County
Batch# 1208735 DEEDWARR
11/27/2024 08:24:30 AM 4 pgs
Fees: $23.00 Taxes: $2,608.50
20241127-0092728

WARRANTY DEED

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

File No. EM-24-8169

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $705,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22nd day of November, 2024

Notary Public

MY COMMISSION EXPIRES: 7/6/2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Danielle Prigge and Mary Jo Prigge	**New Owner**	
(NAME)	(NAME)	
2001 Straightway Avenue	**Property**	072-14-0H-002.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, I/we, **Ira Innovations, LLC as Custodian FBO James Vandegrift IRA, as to an undivided fifty percent (50%) interest, and B and L Contractors, LLC, a Tennessee limited liability company** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Danielle Prigge, unmarried and Mary Jo Prigge, unmarried, as joint tenants with rights of survivorship**, HEREINAFTER CALLED THE GRANTEE, 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 Unit No. B on the Plan of Nineteen-One Scott Avenue, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20221024-0115340 and amended in Instrument No. 20230306-0015708, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Cactus Capital Holdings, LLC, a Tennessee Limited Liability Company by Warranty Deed from Fletcher Gonzalez, unmarried and Chelsey Gonzalez, unmarried of record in Instrument No. 20221024-0115334, Register's Office for Davidson County, Tennessee, dated October 19, 2022 and recorded on October 24, 2022.

Being the same property conveyed to Ira Innovations, LLC as Custodian FBO James Vandegrift IRA, as to an undivided fifty percent (50%) interest, and B and L Contractors, LLC, a Tennessee limited liability company, as to an undivided fifty percent (50%) interest by Warranty Deed from Cactus Capital Holdings, LLC, a Tennessee limited liability company of record in Instrument No. 20230306-0015709 Register's Office for Davidson County, Tennessee, dated February 28, 2023 and recorded on March 06, 2023.

This is property more commonly known as 2001 Straightway Avenue, Nashville, TN 37206.

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/our hand this 20 day of November, 2024.

Ira Innovations, LLC as Custodian FBO
James Vandegrift IRA

By: _____
Elisha Holcombe, Authorized
Representative of IRA Innovations, LLC

STATE OF Alabama
COUNTY OF Shelby

On this ____ day of November, 2024, before me personally appeared Elisha Holcombe, Authorized Representative of Ira Innovations, LLC as Custodian FBO James Vandegrift IRA, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20 day of November, 2024.

_____
Notary Signature
My commission expires: 8/13/2025

MEAGAN SUZETTE GLASS
NOTARY PUBLIC
ALABAMA STATE AT LARGE
EXPIRES AUGUST 13, 2025

JV

Witness my/our hand this 21 day of November, 2024.

B&L Contractors LLC, a Tennessee Limited Liability Company

By: _____
Brandon Broyles, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21 day of November, 2024, before me personally appeared Brandon Broyles, Member of B&L Contractors LLC, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 21 day of November, 2024.

_____
Notary Signature
My commission expires: 3-3-2026



[illegible] Not Original Deed

Certificate of Authenticity

I, Emily Manno, 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 **11/21/24**.

Date

Affiant Signature

11/21/24

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **21** day of **November**, 20**24**.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026