Karen Johnson Davidson County
Batch# 1239581 DEEDWARR
02/21/2025 11:36:30 AM 4 pgs
Fees: $23.00 Taxes: $1,563.25
20250221-0012979

# WARRANTY DEED

File No.: 2025-0013

MARY KATHRYNE LAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/09/2026
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $422,500.00.

Affiant

Subscribed and sworn to before me on FEBRUARY 21, 2025.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
ASHWORTH & RYE, PLLC
237 2nd Avenue South
Franklin, TN 37064

| NAME/ADDRESS OF NEW OWNER | SEND TAX BILLS TO: | MAP - PARCEL NO.: |
|---|---|---|
| Robert Drimmer<br>2019 Greenwood Circle<br>Nashville, TN 37206 | Robert Drimmer<br>2019 Greenwood Circle<br>Nashville, TN 37206 | 083-03-0-291.00 |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **AMERICARE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND IRA INNOVATIONS, LLC, AN ALABAMA LIMITED LIABILITY COMPANY, CUSTODIAN FBO #2201079 AND IRA INNOVATIONS, LLC, AN ALABAMA LIMITED LIABILITY COMPANY, CUSTODIAN FBO #2602852 AND IRA INNOVATIONS, LLC, AN ALABAMA LIMITED LIABILITY COMPANY, CUSTODIAN FBO #2101309**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **ROBERT DRIMMER**, hereinafter called **"GRANTEE,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 11, as shown on the map entitled Plan of Greenwood Manor, of record in Plat Book 3700, Page 6, 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 BARBARA J. WILLIAMS, MARRIED PERSON, by deed from MALCOLM COTTON, A MARRIED PERSON, of record in Instrument No. 20070223-0022963, dated February 16, 2007, said Register's Office.

Further being the same property conveyed to STEPHON D. FLEMING, by deed from BARBARA J. FLEMING ALSO KNOWN AS BARBARA J. FLEMING-WILLIAMS, of record in Instrument No. 20080313-0025786, dated March 4, 2008, said Register's Office.

Further being the same property conveyed to BARBARA J. FLEMING AND STEPHON J. FLEMING, A JOINT OWNERSHIP (50%), by quitclaim deed from STEPHON D. FLEMING, of record in Instrument No. 20090226-0017038, dated February 25, 2009, said Register's Office.

STEPHON J. FLEMING, further conveyed his 50% interest in said property to KELLI FLEMING, by quitclaim deed of record in Instrument No. 20180423-0038010, dated April 20, 2018, said Register's Office. BARBARA J. FLEMING ALSO KNOWN AS BARBARA J. FLEMING-WILLIAMS having since died.

Further being the same property conveyed to KELLI FLEMING and STEPHON FLEMING, A MARRIED COUPLE, by quitclaim deed from LORANZO FLEMING AS PERSONAL REPRESENTATIVE OF THE

ESTATE OF BARBARA FLEMING WILLIAMS, A/K/A BARBARA JEAN WILLIAMS and KELLI FLEMING, of record in Instrument No. 20230829-0067486, dated August 25, 2023, said Register's Office.

Being the same property conveyed to AMERICARE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, IRA INNOVATIONS, LLC CUSTODIAN FBO ACCOUNT #2201079, IRA INNOVATIONS, LLC CUSTODIAN FBO ACCOUNT #2602852, AND IRA INNOVATIONS, LLC CUSTODIAN FBO ACCOUNT #2101309, by deed from KELLI FLEMING AND STEPHON FLEMING, A MARRIED COUPLE, of record in Instrument 20230829-0067487, dated August 25, 2023, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; Subsequent taxes are assumed by the Grantee, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 2019 Greenwood Circle, 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 GRANTEE, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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** our hands on February 21, 2025.

**Grantor:**

**AmeriCare Properties, LLC, a Tennessee limited liability company**

**BY:** _____
**Stephon D. Fleming**
**Member**

**BY:** _____
**Kelli M. Fleming**
**Member**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Stephon D. Fleming and Kelli M. Fleming, Members for AmeriCare Properties, LLC, the within named bargainor, a Tennessee limited liability company, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company as such Members.

Witness my hand, at office, this 21st day of February, 2025.

_____
Notary Public

My Commission expires: My Commission Expires: May 20, 2028

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**IRA Innovations, LLC,**
**an Alabama limited liability company,**
**Custodian FBO #2201079**

BY: _____
**Name: Elisha Holcombe**
**Its: Authorized Representative**

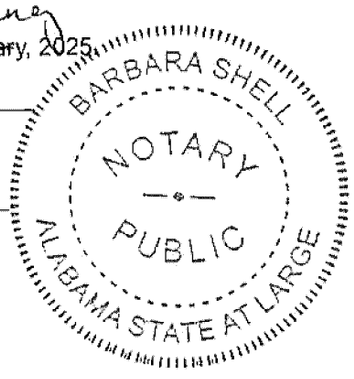
STATE OF Alabama
COUNTY OF Shelby

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Elisha Holcombe, Authorized Representative for IRA Innovations, LLC, Custodian FBO #2201079** the within named bargainor, **an Alabama limited liability company**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company as such Authorized Representative.

Witness my hand, at office, this 31 day ~~of February~~ January, 2025.

_____
Notary Public

My Commission expires: 07/31/27




**IRA Innovations, LLC,**
**an Alabama limited liability company,**
**Custodian FBO #2602852**

BY: _____
**Name: Elisha Holcombe**
**Its: Authorized Representative**

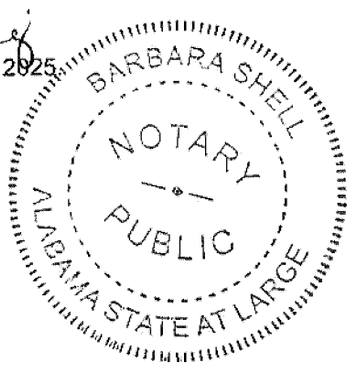
STATE OF Alabama
COUNTY OF Shelby

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Elisha Holcombe, Authorized Representative for IRA Innovations, LLC, Custodian FBO #2602852** the within named bargainor, **an Alabama limited liability company**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company as such Authorized Representative.

Witness my hand, at office, this 31 day of ~~February~~ January, 2025.

_____
Notary Public

My Commission expires: 07/31/27



**IRA Innovations, LLC,**
**an Alabama limited liability company,**
**Custodian FBO #2101309**

BY: Elisha Holcombe
**Name: Elisha Holcombe**
**Its: Authorized Representative**

STATE OF Alabama
COUNTY OF Shelby

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Elisha Holcombe, Authorized Representative for IRA Innovations, LLC, Custodian FBO #2101309** the within named bargainor, **an Alabama limited liability company**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company as such Authorized Representative.

Witness my hand, at office, this ~~3rd~~ 31 day of ~~February~~ January, 2025.

Barbara Shell
Notary Public

My Commission expires: 07/31/27

BARBARA SHELL NOTARY PUBLIC ALABAMA STATE AT LARGE

Certificate of Authenticity

I, Allisyn G. Pinkston, 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

January 31, 2025 and February 21, 2025
Date

Allisyn G. Pinkston
Affiant Signature

2/21/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21 day of February, 25.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

EMILY MANNO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-05-2028