Karen Johnson Davidson County
Batch# 1241894 DEEDWARR
02/27/2025 11:46:30 AM 3 pgs
Fees: $18.00 Taxes: $2,978.50
20250227-0014692

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $805,000.00

Amanda Akers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25TH DAY OF FEBRUARY, 2025

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: 3/3/26
(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
The Grand Golden Dragon Enterprise, Inc, a Tennessee Corporation	**NEW OWNER**	
(NAME)	(NAME)	091 11 0 205.00
613 Angela Circle		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(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 CHRIS MARCHETTI, IRA**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THE GRAND GOLDEN DRAGON ENTERPRISE, INC, A TENNESSEE CORPORATION**, 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 Lot No. 1105 of Block No. 156 in plan WEST NASHVILLE NO. 1, as of record in Plat Book No. 57, Pages 74 and 75, Register of Deeds for Davidson County, Tennessee. Said Lot No. 1105 front 25 feet on the Northly side of Georgia Ave. and run back between parallel lines 150 feet to an alley, in the rear.

Being part of the same property conveyed to IRA Innovations, LLC fbo Chris Marchetti, IRA, by Warranty Deed from Vicki Smith McCullough, Executor of the Estate of Mary Ruth Smith, of record in Instrument No. 20220721-0083540, in the Register's Office of Davidson County, Tennessee, dated July 20, 2022 and recorded on July 21, 2022.

Being part of the same property conveyed to IRA Innovations, LLC fbo Chris Marchetti, IRA, by Quitclaim Deed to Re-establish Lot Lines from IRA Innovations, LLC fbo Chris Marchetti, IRA, of record in Instrument No. 20221025-0115545, in the Register's Office of Davidson County, Tennessee, dated October 21, 2022 and recorded on October 25, 2022.

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 5202 A Georgia Avenue, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

MO2025-180

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 24 day of February, 2025

IRA INNOVATIONS LLC FBO CHRIS MARCHETTI, IRA

BY: Elisha Holcombe

ELISHA HOLCOMBE, AUTHORIZED REPRESENTATIVE

STATE OF Alabama
COUNTY OF Shelby

Before me, the undersigned notary public of Shelby County, Alabama, 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 Chris Marchetti, IRA the within named bargainor, 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 24 day of February, 2025.

Commission expires: 07/31/27

Barbara Shell
Notary Public

BARBARA SHELL NOTARY PUBLIC ALABAMA STATE AT LARGE

MO2025-180

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 February 24, 2025.

Affiant Signature

27th day of February, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27th day of February, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

