RECORD AND RETURN TO
Limestone Title, LLC
580 Franklin Rd
Suite 203
Franklin, Tennessee 37069
File No LLHI-28275-25

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-P-25-2512

Karen Johnson
Batch # 1257564
04/08/2025 02 31 05 PM
Fees $13 00 Taxes $1,017 50

Davidson County
DEEDWARR
2 pgs

20250408-0026774

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$282,000.00~~ $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March 2025

Notary Public

My commission expires 05/08/28

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-08-2028

THIS INSTRUMENT PREPARED BY
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Ali Erdogan 1860 W 500 N Salt Lake City, UT 84116	Rocket Mortgage, LLC 1050 Woodward Avenue Detroit, MI 48226-1906	092-06-0-460 00

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED EIGHTY TWO THOUSAND AND 00/100 Dollars ($282,000 00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged, the undersigned, **IRA INNOVATIONS, LLC FBO MAX KHAZANOV IRA**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **ALI ERDOGAN, A SINGLE PERSON**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit

Lying and being in Davidson County, Tennessee, and being Lot No 52 on the Plan of Faulconer & Ashcraft Subdivision, of record in Book 57, page 121, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description

Lots 18 and 19, Boyd McNairy Tract

Being the same property conveyed to IRA Innovations, LLC, FBO Max Khazanov IRA, from E3 Construction Services, LLC, a Tennessee limited liability company, by Warranty Deed dated September 28, 2020 and recorded October 1, 2020 in Instrument #20201001-0113677, said Register's Office

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee, and to the zoning and subdivision regulations of the appropriate governmental body

This is improved property, known as 2512 Batavia Street, Nashville, TN 37208

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate, that they have a good right to convey the same, and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever

WITNESS MY/OUR HANDS, this 31 day of March, 2025

GRANTOR(S)

IRA Innovations, LLC FBO Max Khazanov IRA

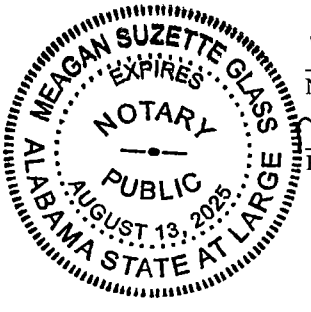
C. Michael Todd

By C Michael Todd
Its Authorized Representative

STATE OF TENNESSEE
COUNTY OF

Before me, personally appeared before me, C Michael Todd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Representative of IRA Innovations, LLC FBO Max Khazanov IRA the within named bargainor, and that as such Authorized Representative, executed the foregoing instrument for the Authorized Representative

WITNESS my hand and seal, this the 31 day of March 2025



Meag Suzette Glass
Notary Public

Meagan Suzette Glass
Printed Notary Name

My commission expires: 8/13/2025