WARRANTY DEED

Karen Johnson Davidson County
Batch# 1289034 DEEDWARR
06/24/2025 08:18:30 AM 3 pgs
Fees: $18.00 Taxes: $2,710.25
20250624-0049340

File #25-TC-1708-A

(SEAL)

TONYA B. CHERRY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY MY COMM. EXP. JULY 22, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $732,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF June, 2025.

Notary Public
MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Joanna Lee Helm and Cooper Lutz	**Bank of America, N.A.**	
(NAME)	(NAME)	
810 Division Street, 813	**4500 Amon Carter Boulevard, TX2-979-01-02**	**082 05 0P 001.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	**Fort Worth, TX 76155**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

IRON HILL NASHVILLE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

JOANNA LEE HELM, AN UNMARRIED PERSON, AND COOPER LUTZ, AN UNMARRIED MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 1 on the plan of SALEMTOWN SQUARE TOWNHOMES, as shown on Exhibit "A" to the Declaration of Covenants, Conditions and Restrictions of Salemtown Square Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20141114-0105158 and amended in Instrument No. 20180502-0041610 Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to Iron Hill Nashville, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Harrison P. Richardswise, unmarried, of record in Instrument No. 20201130-0138940, in the Register's Office of Davidson County, Tennessee, dated November 06, 2020 and recorded on November 30, 2020.

Being the same property conveyed to Harrison P. Richardswise, unmarried, by Quitclaim Deed from Iron Hill Nashville, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20201109-0131079, in the Register's Office of Davidson County, Tennessee, dated November 06, 2020 and recorded on November 09, 2020.

Being the same property conveyed to Iron Hill Nashville, LLC, a Tennessee limited liability company, by Quitclaim Deed from Harrison P. Richardwise, of record in Instrument No. 20180118-0005386, in the Register's Office of Davidson County, Tennessee, dated January 08, 2018 and recorded on January 18, 2018.

Being the same property conveyed to Harrison P. Richardswise, by Warranty Deed from Echo Five, LLC, of record in Instrument No. 20150713-0068013, in the Register's Office of Davidson County, Tennessee, dated July 09, 2015 and recorded on July 13, 2015.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of D.T. MCGAVOCK ADDITION, as recorded in Plat Book 21, Page(s) 7.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20141114-0105158 and amended in Instrument No. 20180502-0041610.
* Common Open Space Deed recorded in Instrument No. 20150720-0070461.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: 1708A 4th Avenue North, Nashville, TN 37208.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 20th day of June, 2025.

Iron Hill Nashville, LLC, a Tennessee Limited Liability Company

By:_____
Loy Carney, Authorized Signor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Kaden Roach of the state and county mentioned, personally appeared Loy Carney, Authorized Signor of Iron Hill Nashville, LLC, 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 Signor of Iron Hill Nashville, LLC, the within named bargainor, a Limited Liability Company, and that such Loy Carney, Authorized Signor of Iron Hill Nashville, LLC as such Authorized Signor, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Signor.

Witness my hand and seal, at office in Nashville, TN, this 20th day of June, 2025.

_____
Notary Signature

Printed Name: Kaden Roach

My commission expires: 07-06-26

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

True Copy Certification

I, **Tonya Cherry,** 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 this the 20 day of June, 2025.

Affiant Signature
Date 6-20-25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 20 day of June, 2025.

Notary's Signature
MY COMMISSION EXPIRES: 07-06-26

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026