STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$495,000.00** (Four Hundred Ninety Five Thousand).

AFFIANT

Subscribed to and sworn before me this 7th day of August, 2025.

NOTARY PUBLIC MY COMMISSION EXPIRES:

KELLEY LYN DAVISON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY (NOTARY SEAL)
My Commission Expires NOV. 3, 2025

Karen Johnson Davidson County
Batch # 1307129 DEEDWARR
08/11/2025 09:22:26 AM 2 pgs
Fees: $13.00 Taxes: $1,831.50
20250811-0063377

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
IRA Innovations, LLC as Custodian FBO Christopher Marchetti, IRA PO Box 306750 Birmingham, AL 35236	**SAME AS NEW OWNER**	129-12-0-016.00

WARRANTY DEED

FOR AND IN 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, **ROBERT CANDLER MACDONELL, III AND WIFE, MEGAN LAURA SELING,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **IRA INNOVATIONS, LLC AS CUSTODIAN FBO CHRISTOPHER MARCHETTI, IRA,** HEREINAFTER CALLED THE **GRANTEE(S),** 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. 210 on the Plan of Warner Park Valley, Section 1, as of record in Book 3600, Pages 12, 13 and 14, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete accurate legal description.

Being the same property conveyed to Robert C. MacDonell, Jr., by Warranty Deed from Brain B. Buchanan of record in Book 11183, page 795, Register's Office for Davidson County, Tennessee, dated October 20, 1998 and recorded on November 03, 1998. The said Robert C. MacDonell, Jr., having since deceased May 19, 2022, of record in Probate Case No. 22P1131, Probate Court Clerk's Office for Davidson County, Tennessee

Being the same property conveyed to Robert Candler MacDonell III and wife, Megan Laura Seling by Quitclaim Deed from Estate of Robert MacDonell, Jr. by Robert Candler MacDonell, III, Executor of record in Instrument No. 20221115-0121706 Register's Office for Davidson County, Tennessee, dated November 14, 2022 and recorded on November 15, 2022.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **6313 PERCY DRIVE** **NASHVILLE, TN 37205**

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. Whenever 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, this 5 day of August, 2025

Robert Candler MacDonell, III

Megan Laura Seling

STATE OF WASHINGTON)

COUNTY OF King)

On this 5th day of August, 2025, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Robert Candler MacDonell, III and Megan Laura Seling** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 5th day of August, 2025.

Notary Public

Commission Expires: 03/28/2028

Notary Public
State of Washington
JONATHAN DENNIS
COMMISSION# 24019532
MY COMMISSION EXPIRES
March 28, 2028