Karen Johnson Davidson County
Batch# 1321811 DEEDWARR
09/15/2025 12:23:30 PM 3 pgs
Fees: $18.00 Taxes: $943.50
20250915-0073390

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LLHI-32261-25

WARRANTY DEED

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of September, 2025.

NOTARY PUBLIC

My commission expires: 1·22·29

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
Christina Uyen Thi Luc 7244 Wild Apple Court Antioch, TN 37013	Champions Funding, LLC 365 E Germann Road #140 Gilbert, AZ 85297	181-02-0A-266-00

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED FIFTY FIVE THOUSAND AND 00/100 Dollars ($255,000.00) 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 JAMES W. VANDEGRIFT, IRA**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **CHRISTINA UYEN THI LUC, AN UNMARRIED WOMAN**, 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:

Land in Davidson County, Tennessee, being Unit No. Q-9 of Lenox Creekside, Phase 4, as set forth in the Amendment to First Supplement to the Master Deed Establishing Lenox Creekside, Phase P, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended of record as Instrument No. 20080808-0081967, in the Register's Office, for Davidson County, Tennessee, amending Instrument No. 20070801-0091466 and subjecting the property to the Master Deed of record as Instrument No. 20060306- 025686 as amended by Instrument No. 20060606-0066938, in said Register's Office; said unit also being shown as part of Exhibit "A" to said Amendment to First Supplement.

Being the same property conveyed to IRA Innovations, LLC, fbo James W. Vandegrift, IRA, from Lenox Village Properties, LLC, a Tennessee limited liability company, by Warranty Deed dated May 27, 2016 and recorded June 1, 2016 in Instrument #20160601-0054823, said Register's Office. See Scrivener's Affidavit of record in Instrument #20160707-0069668 for correction of legal description.

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: 8605 Peckham Lane, #9, Antioch, TN 37013.

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 4 day of September 2025

GRANTOR(S)

IRA Innovations, LLC FBO James W. Vandegrift, IRA

By: _____
Elisha Holcombe, Authorized Representative

STATE OF Alabama
COUNTY OF Shelby

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared Elisha Holcombe, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor(s), and who upon his oath acknowledged himself/herself to be the Authorized Representative of IRA Innovations, LLC FBO James W. Vandegrift, IRA, the within named bargainor and that as such Authorized Representative, being authorized to do so, execute the foregoing instrument for purposes therein contained by signing the name of the company, as such Authorized Representative.

WITNESS my hand and seal, this the 4 day of September 2025.

MEAGAN SUZETTE GLASS
NOTARY PUBLIC
ALABAMA STATE AT LARGE
EXPIRES AUGUST 8, 2029

_____
Notary Public

Meagan Suzette Glass
Printed Notary Name

My commission expires: 8/8/29

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 September 5, 2025.

Affiant Signature

15th day of September, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15th day of September, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

202509150073390