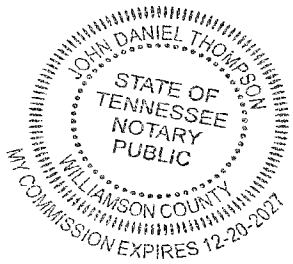
Karen Johnson Davidson County
Batch# 1404460 DEEDWARR
04/10/2026 01:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20260410-0029348



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $375,000.00.

Tricia Hutt
Affiant

Subscribed and sworn to before me, this 10 of April, 2026.

Daniel Thompson
Notary Public

My commission expires: 12/20/27

THIS INSTRUMENT PREPARED BY:
Keith Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Christopher Marchetti	IRA Innovations LLC	
1925 Delta Avenue	P.O. Box 360750	081-08-0-058.00
Nashville, TN 37208	Birmingham, AL 35236	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Logan Irons and Samantha Irons, a married couple

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

IRA Innovations LLC an Alabama Limited Liability Company
as Custodian FBO Christopher Marchetti, IRA

(hereinafter called the "Grantee"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the Northerly 20 feet of Lot No. 614 and the Southerly 20 feet of Lot No. 616 on the Plan of North Nashville Real Estate Company's Plan Lots, of record in Plat Book 21, Page 105, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Logan Irons, married by Warranty Deed from Hilary N. Ford, unmarried woman of record in Instrument No. 20150908-0091271 Register's Office for Davidson County, Tennessee, dated August 31, 2015 and recorded on September 08, 2015.

This is [x] improved [ ] unimproved property known as 1925 Delta Ave, Nashville, TN 37208

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this 10th day of April, 2026.

Logan Irons

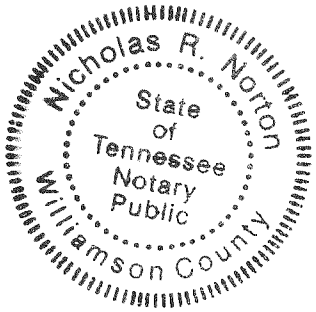
Samantha Irons

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Logan Irons and Samantha Irons, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 10th day of April, 2026.

Notary Public
My Commission Expires: 2-2-2030



Lenders Title Company File No. 26-11126-7524

Tennessee Certification of Electronic Document

I, Karla I Kard, 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 04/10/2026 (date of document).

Affiant Signature

04/10/2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 10 day of April, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 12/20/27

NOTARY'S SEAL

JOHN DANIEL THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 12-20-2027