Box 14
26-136-SH

Karen Johnson Davidson County
Batch # 1429672 DEEDWARR
06/09/2026 09:35:33 AM 2 pgs
Fees: $13.00 Taxes: $1,720.50
20260609-0051820

WARRANTY DEED

SHERRI D. HOLLARS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $465,000.00.

Affiant

Subscribed and sworn to before me, this the 5th day of June, 2026.

Notary Public
My commission expires: 7/17/2027
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204

Address of New Owner(s) as follows: **IRA Innovations, LLC, as Custodian FBO Benjamin Blake McDaniel IRA**	Send Tax Bills To: **"NEW OWNER"**	Map-Parcel Numbers **103-04-0-291.00**
P.O. Box 360750		
Birmingham, AL 35236		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

John Ryan Egly and Michelle Candice Egly, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

IRA INNOVATIONS LLC, as Custodian FBO Benjamin Blake McDaniel IRA

HEREINAFTER CALLED THE GRANTEES, 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. 87 on the Plan of Valley View Subdivision, Section 3, of record in Plat Book 2330, Page 148, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being all the same property conveyed to John Ryan Egly and Michelle Candice Lowe, both unmarried, as joint tenants with right of survivorship, by Warranty Deed dated July 31, 2013, from Liam McLeod and wife, Ragan Mcleod, of record in Instrument No. 20130805-0081595, Register's Office for Davidson County, Tennessee.

John Ryan Egly and Michelle Candice Lowe have since married and title is now vested in John Ryan Egly and Michelle Candice Egly, husband and wife

THE conveyance of the above described parcel of land is subject to the following:

1) **All matters shown on the Plan of record in Plat Book 2330, Page 148, Register's Office for Davidson County, Tennessee.**

2) **Restrictive Covenants contained in instrument of record in Book 2446, Page 146, and Book 2746, Page 540, said Register's Office.**

3) **Taxes for the current year which have been prorated and assumed by the Grantee herein and any subsequent years property taxes not yet due and payable.**

This is improved property, known as 204 Sentinel Dr, Nashville, TN 37209.

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) that I/we am/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 I/we do further covenant and bind myself/ourselves, my/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 15th day of May, 2026.

John Ryan Egly

Michelle Candice Egly

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, John Ryan Egly and Michelle Candice Egly, husband and wife the within named 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.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of May, 2026.

Notary Public

My Commission Expires: 7/17/2027

