Karen Johnson
Batch # 1445228
07/13/2026 09:37:16 AM
Fees: $13.00 Taxes: $2,812.00
Davidson County
DEEDWARR
2 pgs
20260713-0062730

PREPARED BY (AND RETURN TO):
Ivey Title, LLC
104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Margaret H. Taylor

Ivey Title, LLC Ref: (DL) Title No.: 64543
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
IRA Innovations, LLC as Custodian FBO Christopher Marchetti, IRA 6412 Harding Pike Nashville, TN 37205	NEW OWNER

TAX MAP PARCEL NUMBERS: 12911001400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$760,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Cynthia Cave Baird, successor Co-Trustee and Joseph Gary Cave, successor Co-Trustee of The Cave Living Trust dated January 23, 1997**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **IRA Innovations, LLC as Custodian FBO Christopher Marchetti IRA,** hereinafter called the **Grantee**, Grantee's 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 Lot No. 1004 on the Plan of West Meade Farms, Section 6-A of record in Book 2854, page 104, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Joseph D. Cave and wife, Martha Joy Cave, by Warranty deed from Jetty A. Robinson and wife Lera Mae Robinson dated September 25, 1967 and recorded on September 26, 1967, of record in Book 4174, page 129, Register's Office for Davidson County, Tennessee. The said Joseph D. Cave and Martha Joy Cave have since died, with Joseph D. Cave predeceasing Martha Joy Cave. The Last Will of Martha Joy Cave of record in Case No. 26P643, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, and of record in Inst. No. 20260427-0036001, said Register's Office subject property was devised to Cynthia Cave Baird and Joseph Gary Cave, as successors in trust under the Cave Living Trust, dated January 23, 1997.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2026 and subsequent years; The Plan, with Owner's Certificate, of record in Book 2854, page 104, said Register's Office, which Plan shows minimum building setback lines and easements, to which Plan reference is made for a complete description.

This is improved property, known as 6412 Harding Pike, 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 7th day of July, 2026.

Cave Living Trust dated January 23, 1997

By: Cynthia Cave Baird successor co-Trustee
Cynthia Cave Baird, successor Co-Trustee

By: Joseph Gary Cave successor co-trustee
Joseph Gary Cave, successor Co-Trustee

State of South Carolina

County of Horry

On this 7th day of July, 2026 before me the undersigned authority, personally appeared Cynthia Cave Baird and Joseph Gary Cave, successor Co-Trustees of The Cave Living Trust dated January 23, 1997, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Arlene Barat
Notary

My Commission Expires: 6/16/2033

ARLENE BARAT
Notary Public - State of South Carolina
My Commission Expires
June 16, 2033

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $760,000.00.

Affiant

J ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

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

Notary

My Commission Expires: _____