Karen Johnson Davidson County
Batch# 1456217 DEEDWARR
08/06/2026 12:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20260806-0072535

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-25857-AP

This instrument was prepared from information furnished by the public records or Grantee. Midtown Title, LLC has not conducted a title search, examined title, or reviewed any survey in connection with the preparation hereof. By execution and acceptance of this deed, Midtown Title, LLC assumes no responsibility for matters that a title examination or survey would have disclosed.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $395,000.00.

Affiant

Subscribed and sworn to before me, this the 3rd day of August, 2026.

Notary Public
My Commission Expires: 1/4/2027

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Noah Vaughan 1925 Delta Ave Nashville, TN 37208	**Same As New Owner**	081-08M-001.01CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **IRA Innovations LLC, an Alabama Limited Liability Company as Custodian FBO Christopher Marchetti, IRA** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Noah Vaughan, a single man**, hereinafter called the Grantee(s), his/her/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 Unit A, HOMES AT 1925 DELTA AVENUE, as shown on the site plan attached as Exhibit B to the Declaration of Covenants, Conditions and Restrictions for HOMES AT 1925 DELTA AVENUE, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20260504- 0039693, to which plan reference is hereby made for a complete description.

Being part of the same property conveyed to IRA Innovations LLC an Alabama Limited Liability Company as Custodian FBO Christopher Marchetti, IRA by WARRANTY deed from Logan Irons and Samantha Irons, a married couple of record in Instrument No. 20260410-0029348 Register's Office for Davidson County, Tennessee, dated 4/10/2026 and recorded on 4/10/2026.

This is improved property located at: **1925 A Delta Avenue, Nashville, TN 37208**

This conveyance is made subject to 1) Property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd (MSG) day of August 2026.

GRANTOR:

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

By: _____
Elisha Holcombe, Authorized Representative

STATE OF ~~ALABAMA~~
COUNTY OF Shelby

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Elisha Holcombe, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the Authorized Representative of IRA Innovations LLC as Custodian FBO Christopher Marchetti IRA, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 3 day of August, 2026.

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

_____
Notary Public
My Commission expires: 8/8/2029

Certificate of Authenticity

I, Christian Reynolds, 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 **August 3rd, 2026**.

Date

Affiant Signature

August 4th, 2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **4th** day of **August**, 20**26**.

Notary's Signature

DAKOTA W. UNDERWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Commission Expires Apr. 18, 2028

My Commission Expires: _____
Date

Notary's Seal (if on paper)