Karen Johnson Davidson County
Batch# 1458868 DEEDWARR
08/12/2026 08:10:30 AM 3 pgs
Fees: $18.00 Taxes: $888.00
20260812-0074325

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LMJ-41058-26

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7 day of AUGUST, 2026 NOTARY PUBLIC My commission expires:

JENNIFER L. PENNELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-28-2030

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
Jeffrey Steven Price and Kristin Lavender Price 1506 Becham Dr Brentwood, TN 37027	Same address as new owner	181 02 0A 045.00

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED FORTY THOUSAND AND 00/100 Dollars ($240,000.00) 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 AS CUSTODIAN FBO FLORENCE C. JOHNS, IRA**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **JEFFREY STEVEN PRICE AND KRISTIN LAVENDER PRICE, HUSBAND AND WIFE,** 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. B-3 as set forth in the Master Deed Establishing Lenox Creekside, Phase I, 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, 20060306-0025686 and as amended by Instrument No. 20060606-0066938 in the Register's Office for Davidson County, Tennessee; said unit being shown as part of Exhibits E1, E2 and E3 of said Master Deed, to which reference is hereby made for a more complete description.

Being the same property conveyed to IRA Innovations LLC as Custodian FBO Florence C. Johns, IRA by QuitClaim Deed from IRA Innovations LLC FBO John Matthew Johns IRA of record in Instrument No 202608120074324, and recorded, 8-12-26, 2026 Registers Office for Davidson County, Tennessee

Being the same property conveyed to IRA Innovations LLC FBO John Matthew Johns IRA, by Warranty Deed from Susan M. Greene, unmarried, of record in Instrument No. 20220214-0016379, Register's Office for Davidson County, Tennessee.

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 ___unimproved ___ improved property, known as: 8221 Lenox Creekside Drive, #B-3, 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 6th day of August, 2026

GRANTOR(S)

IRA Innovations LLC as Custodian FBO Florence C. Johns, IRA

By: _____
Elisah Holcombe, Authorized Representative

STATE OF Alabama
COUNTY OF Shelby

Personally appeared before me, a Notary Public, Elisah Holcombe, authorized representative of IRA Innovations LLC as Custodian FBO Florence C. Johns, IRA, 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 seal, this the 6th day of August, 2026.

ADINA-AMARISE B ISRAEL
Notary Public
Alabama State at Large
My commission expires
Nov 2, 2028

_____
Notary Public

Adina Amarise Bisrael
Printed Notary Name

My commission expires: 11-02-2028

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Aug 6, 26 (date of document).

Jennifer Pennell

Aug 7, 26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this Aug 7, 2026.

Notary's Signature

My Commission Expires: _____

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

Notary's Seal