QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 65850 DEEDQC
03/06/2018 01:16:10 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20180306-0021091

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE PROPERTY TRANSFERRED IS $ 0

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6 DAY OF March, 2018

Deputy Register

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Affiant
Subscribed and sworn before me this the
6 Day of March, 20 18
Deputy Register

THIS INSTRUMENT WAS PREPARED BY (and return to):

Rudy Title and Escrow, LLC
2012 21st Ave S., Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
James T. Watts		
(NAME)	(NAME)	
4628 CHUTNEY DR	SAME	**147-11-0-037.00**
(ADDRESS)	(ADDRESS)	
ANTIOCH TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

IRA Innovations LLC f/b/o Sean Lewis IRA ("Grantor")

has/have bargained and sold, and by these presents do/does transfer and convey unto

James T. Watts ("Grantee")

his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Beginning at a point on the westerly margin of Taylor Road as widened at the Northeast corner of the Chester Maxwell property, thence corner of the Chester Maxwell property, thence No. 64 degrees 17' 38" West 160.78 feet to a point, thence North 9 degrees 45' 26" Northeast 69.89 feet, thence south 58 degrees 48' 28" East 168.95 feet to the margin of Taylor Road, thence with the margin of Taylor Road South 12 degrees 40' 39" West 52.39 feet to the point of beginning, said tract of land contains 0.22 acres more or less.

Being the same property conveyed to IRA Innovations LLC f/b/o Sean Lewis IRA by Warranty deed from FS Real Estate Services, LLC, a Tennessee limited liability company of record in Instrument No. 20170405-0033277 Register's Office for Davidson County, Tennessee, dated August 16, 2016 and recorded on April 5, 2017.

This is **unimproved** property known as: **0 Taylor Rd, Nashville, Tennessee 37211**.

Witness my/our hand(s) this the 28 day of February, 2018.

IRA Innovations, LLC f/b/o Sean Lewis IRA

By: _____ **[Signature]**

William P. Gulas **[Printed Name]**

Its: Authorized Representative **[Title]**

STATE OF Alabama)

COUNTY OF Shelby)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William P. Gulas, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the Authorized Representative of IRA Innovations,, LLC, the within named bargainor, a limited liability company, and that he/she as such William P. Gulas executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this the 28 day of February, 2018.

_____

Notary Public

My Commission Expires: July 7, 2020

INGRID ELISHA HOLCOMBE
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
July 07, 2020