QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 71675 DEEDQC
03/21/2018 12:57:54 PM 2 pgs
Fees: $13.00 Taxes: $499.50

20180321-0026738

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS ~~$0.00~~ $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF March, 2018

Notary Public

MY COMMISSION EXPIRES: 8/20/2019
(AFFIX SEAL)

WILLIAM E. GROOMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
IRA Innovations LLC FBO James Vandegrift IRA	**Same**	
(NAME)	(NAME)	**129-06-0-040.00**
6632 Clearbrook Drive		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37205		
(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,

DANNY W. THOMPSON, UNMARRIED AND TABIATHA OGLESBY, UNMARRIED ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

IRA INNOVATIONS LLC FBO JAMES VANDEGRIFT IRA AS TO A %23 INTEREST AND TABIATHA OGLESBY AS TO A %77 INTEREST ("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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 114 ON THE PLAN OF WEST MEADE PARK, INC., SECTION ONE OF RECORD IN PLAT BOOK 2900, PAGE (S) 103 AND 104, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO **DANNY W. THOMPSON, UNMARRIED AND TABIATHA OGLESBY, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**, BY WARRANTY DEED FROM **JAMES S. FOWLER, III, EXECUTOR OF THE ESTATE OF JAMES S. FOWLER, JR**, OF RECORD IN INSTRUMENT NUMBER **20170224-0018482**, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is improved property known as: **6632 Clearbrook Drive, Nashville, TN 37205**

Witness our hands this the 14th day of May, 2018.

Danny W. Thompson

Tabiatha Oglesby

STATE OF Tenn.
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Danny W. Thompson**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th day of March, 2018.

Notary Public

My Commission Expires: 1-3-22

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tenn.
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Tabiatha Oglesby**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th day of March, 2018.

Notary Public

My Commission Expires: 1-3-22

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY