QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF June, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20
(AFFIX SEAL)

DANA DEWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

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)
Tabiatha Oglesby	**Same**	**129-06-0-040.00**
(NAME)	(NAME)	
6632 Clearbrook Drive		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 109326 **DEEDQC**
06/26/2018 04:07:17 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20180626-0061675

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 FBO JAMES VANDEGRIFT IRA AS TO A 23% INTEREST AND TABIATHA OGLESBY AS TO A 77% INTEREST ("GRANTOR")

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

TABIATHA OGLESBY, UNMARRIED ("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 IRA INNOVATIONS LLC FBO JAMES VANDEGRIFT IRA AS TO A 23% INTEREST AND TABIATHA OGLESBY AS TO A 77% INTEREST, BY QUITCLAIM DEED FROM DANNY W. THOMPSON, UNMARRIED AND TABAITHA OGLESBY, UNMARRIED, OF RECORD IN INSTRUMENT NUMBER 20180321-0026738, 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 21st day of June, 2018.

IRA INNOVATIONS LLC FBO JAMES VANDEGRIFT IRA, AS TO 23% UNDIVIDED INTEREST.

WILLIAM P. GULAS, AUTHORIZED REPRESENTATIVE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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 to be the Authorized Representative of IRA Innovations LLC FBO James Vandegrift IRA, as to 23% undivided interest, the within named bargainor, a limited liability company, and that he/she as such Authorized Representative executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 21 day of June, 2018.

Notary Public

My Commission Expires: 9/9/20

CYNTHIA R. MORGAN
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
September 09, 2020

TABIATHA OGLESBY

STATE OF TENNESSEE)
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 20 day of June, 2018.

Notary Public

My Commission Expires: 6/20/21

JUSTIN HALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires June 20, 2021