Karen Y Johnson Davidson County
Batch# 140373 DEEDQC
09/13/2018 08:29:15 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180913-0090718

PREPARED BY AND RETURN TO:
M. Todd Jackson
Jackson & Associates PC
3326 Aspen Grove Drive, Ste. 400
Franklin, TN 37067
Ph. (615) 771-5143 Fax (615) 771-5895

ADDRESS OF NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
911 Chicamauga, LLC 101 Woodland Point Estill Springs, TN 37330	New Owner
MAP-PARCEL NUMBERS 082 08 0 301.00	

Quitclaim Deed

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, **IRA Innovations, LLC FBO Fred Smith IRA, a Tennessee limited liability company,** has this day bargained and sold, and by these presents does hereby quitclaim and convey unto **911 Chicamauga, LLC, a Tennessee limited liability company,** its successors and assigns, all right, title and interest in and to the following described tract of land located in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 11 of Block "C" on the Map of Eastwood Addition as of record in Book 332, page 63, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to IRA Innovations, LLC FBO Fred Smith IRA, a Tennessee limited liability company, by Warranty Deed, from Richard Glenn Garrett, dated August 1, 2016, recorded August 4, 2016, of record in Instrument No. 20160804-0080890, Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 911 Chicamauga Avenue, Nashville, TN 37206, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

WITNESS MY HAND on this the 31 day of August, 2018.

IRA Innovations, LLC FBO Fred Smith IRA

By: _____

WILLIAM GULAS, Authorized Representative

STATE OF ALABAMA **COUNTY OF** Shelby

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainor, **WILLIAM GULAS**, with whom I am personally acquainted (or proved identity with satisfactory evidence) and who acknowledged himself to be an Authorized Representative of IRA Innovations, LLC, FBO Fred Smith IRA and that as such Authorized Representative being authorized to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, this the 4 day of ~~August~~ Sept, 2018.

My commission expires: July 7, 2020

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

Ingrid Elisha Holcombe
Notary Public (Seal)

STATE OF ~~**ALABAMA**~~ TENNESSEE **COUNTY OF** Williamson

I HEREBY SWEAR OR AFFIRM that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00.

WITNESS MY HAND AND OFFICIAL SEAL, this the 11 day of ~~August, 2018.~~ Sept

Affiant

JULIE ANN DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
EXP. 6-23-21

SWORN TO AND SUBSCRIBED BEFORE ME, this the 4 day of ~~August~~ Sept, 2018.

Julie Ann Davis

My commission expires: July 7, 2020

Ingrid Elisha Holcombe
Notary Public (Seal)

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