Prepared by:
Cain & Associates, PLLC
7105 Crossroads Blvd Ste 101
Brentwood, TN 37027

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $0

Affiant

Subscribed and sworn to before me, this 28 day of Nov, 2018.

Notary Public
My commission expires: 1-24-21

Address of New Owner:	Send Tax Bills to:	Tax Information
IRA Innovations 100 Concourse Parkway, Suite 170 Birmingham, AL 35244	New Owner	104024E00200CO

QUITCLAIM DEED

For and in consideration of the sum of one dollar & no/100 ($1.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Franklin Mercer, LLC a Tennessee limited Liability Company** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby convey, remise, release, and forever quitclaim unto **IRA Innovations, LLC, FBO IRA Account Number 2101309, an undivided 60% interest and IRA Innovations, LLC, FBO IRA Account Number 2201079, an undivided 40% interest,** Grantee(s), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit B, Townhomes at 119 30th Avenue South, a Horizontal Property Regime with Private Elements as set out in the Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20140620-0054037 and as amended in Instrument Number 20151230-0131007, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete description thereof.

Being the same property conveyed to Franklin Mercer, LLC a Tennessee limited liability company by Quitclaim Deed recorded on August 3rd, 2016 as Instrument Number 20160804-0080565, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This property is improved property known as: **Unit B, 119 30th Avenue South, Nashville, TN 37212.**

This instrument and the interest released and quitclaimed are subject to limitations, restrictions and encumbrances as may affect the premises. This deed was prepared with information obtained from the Grantees. No title search was performed prior to preparation and recording of this deed.

Karen Y Johnson Davidson County
Batch# 169540 DEEDQC
12/03/2018 11:44:19 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20181203-0117590

WITNESS my hand this 28 day of Nov 2018.

Franklin Mercer, LLC
A Tennessee limited liability company

By: _____
Scott Nicodemus
Its: Authorized Representative

STATE OF TENNESSEE **COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Scott Nicodemus, Authorized Representative of Franklin Mercer, LLC a Tennessee limited liability company, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained as Authorized Representative.

Witness my hand, at office, this 28 day of Nov, 2018.

_____
Notary Public

My commission expires: 1·24·21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD