File No.

QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 252317 DEEDQC
07/03/2019 11:26:16 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190703-0065198

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of June, 2019.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires January 23, 2023
(AFFIX SEAL)

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Michael J. Mills, Attorney
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027
This instrument was prepared by information furnished by the parties herein.

No Warranty of Title either expressed or implied, see Deed Disclaimers

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
IRA Innovations LLC	Same	MAP 053
(NAME) P.O. Box 360750	(NAME)	GROUP 07 0
(ADDRESS) Birmingham, AL 35236	(ADDRESS) ,	PARCEL 057.00
(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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Dan Heichelbech, married

HEREINAFTER CALLED THE GRANTOR(S), DO (ES) HEREBY **QUITCLAIM** , AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

IRA Innovations LLC FBO Les Lazarus IRA,

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being a part of Lot No. 32 on the revised plan of Section "F", Village of Old Hickory, as of record in Book 1424, page 131, Register's Office of said County, described as follows:

Beginning at a point in the westerly margin of Riverside Road 63 feet south of the common corner of Lots Nos. 31 and 32; thence in the southerly direction along said road 64.7 feet to a point; thence in a westerly direction across said Lot No. 32, 200 feet to a point in the center line of a private road called Dismukes road, said point being 100 feet south of the common corner of lots No. 50 and 32; thence in a northerly direction along said Dismukes road 50 feet to a point; thence in easterly direction across said lot No. 32, 226.5 feet to the point of beginning. According to an unrecorded survey made by N. G. Jenkins, a surveyor, on June 14, 1961.

Being the same property conveyed to Dan Heichelbech, married by deed from Jay Frank Moore dated June 4, 2019 and recorded in Instrument No. 20190611-0056135 said Register's Office.

This is investment property only and has never been the residence of the grantor at any time, Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

This conveyance is made subject to the following:

1) 2019 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as **1806-B Riverside Dr, Old Hickory, Tennessee 37138.**

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand and official seal at office this 14th day of June, 2019.

Dan Heichelbech

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Dan Heichelbech, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of June, 2019.

NOTARY PUBLIC

My Commission Expires: January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Deed Disclaimers

Preparer of this instrument is NOT a Closing Agent under Section 6045 of the Internal Revenue Code, as Amended by the Tax Reform Act of 1986, or Otherwise Amended, in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Was Provided ALL Information by the First Party and/or prepared this Instrument based on the prior Deeds and Releases of record. Preparer has not performed a title search on the Real Property and makes NO Representations Concerning the Accuracy of Such Information in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Makes NO Warranties as to the Merchantability or Status of Title in Relation to the Real Property Conveyed Herein.

File Number: _____

RETURN TO:
Michael J. Mills, Attorney at Law
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027