Karen Johnson Davidson County
Batch# 314147 DEEDQC
11/12/2019 10:35:57 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20191112-0116275

PREPARED BY AND RETURN TO:
M. Todd Jackson
Todd Jackson Law, 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:
DHB, LLC and L&L TN, LLC 728 Still Pond Road Columbia, TN 38401	New Owner
TAX MAP - PARCEL NUMBERS 172020a01300co	

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 Dan Heichelbech IRA (50% undivided interest)** and **IRA Innovations, LLC fbo Les Lazarus IRA (50% undivided interest),** have this day bargained and sold, and by these presents does hereby quitclaim and convey unto **DHB, LLC Woodland Series, a Wyoming limited liability company, (50% undivided interest) and L&L TN, LLC Woodland Series, a Wyoming limited liability company (50% undivided interest),** their 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 Number 13 on Myrtlewood Estates, Section 8 , a Planned Unit Development, formerly Brentwood Oaks Expansion, of record in Instrument Number 20170918-0095179, said Register of Deeds Office for Davidson County, Tennessee, to which reference is hereby made to said instrument number for a more comprehensive legal description.

Being part of the same property conveyed to IRA Innovations LLC FBO, Dan Heichelbech IRA 50% undivided interest and IRA Innovations LLC FBO Les Lazarus IRA 50% undivided interest by Warranty Deed from Woodland Falls Subdivision L.P., a Tennessee limited partnership dated October 19, 2017 recorded November 6, 2017 in Instrument No. 20171106-0114152 in the Register's Office for Davidson County.

This property is to be held in the Woodland Series, a separate series of DHB, LLC and L&L TN, LLC (a Wyoming Series LLC). Pursuant to the Wyoming Limited Liability Company Act, the debts, liabilities, and obligations incurred, contracted for or otherwise existing with respect to such series of the LLC shall be enforceable against the assets of such series only and not against the assets of the LLC generally or any other series thereof, and none of the debts, liabilities, obligations and expenses incurred, contracted for or

otherwise existing with respect to the LLC generally or any other series thereof shall be enforceable against the assets of such series

This property known as: 5821 Woodland Hills Dr. Nashville, Tennessee 37205.

WITNESS MY HAND on this the 4 day of November, 2019.

IRA Innovations, LLC fbo Dan Heichelbech IRA

By: _____
William P. Gulas, Authorized Representative

IRA Innovations, LLC fbo Les Lazarus IRA

By: _____
William P. 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 P. Gulas**, with whom I am personally acquainted (or proved identity with satisfactory evidence) and who acknowledged himself to be Authorized Representative of IRA Innovations, LLC fbo Dan Heichelbech IRA and IRA Innovations, LLC fbo Les Lazarus IRA, and that he 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 4th day of November, 2019.

My commission expires:
July 7, 2020

_____
Notary Public (Seal)

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

STATE OF 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 30 day of October, 2019.

Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, this the 30 day of October, 2019.

My commission expires:

Notary Public (Seal)

M. TODD JACKSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 08-10-2023

Read and Approved:

Dan Heichelbech

Les Lazarus