Karen Johnson Davidson County
Batch# 314147 DEEDQC
11/12/2019 10:35:57 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20191112-0116278

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 108 070B 014.00

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 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 114 Timber Series, a Wyoming limited liability company, (50% undivided interest)** and **L&L TN, LLC 114 Timber 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:

Certain interest in land in Davidson County, Tennessee, described as Unit 14B of Timber Lake Condominium created under Title 6, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6549 Page 475, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Units as set forth in Exhibit A 1 of said Master Deed. Reference is hereby made to the Plat of Timber Lake Condominium as set forth in Exhibit A2 of said Master Deed for as more complete identification and description of said unit.

Being the same property conveyed to IRA Innovations LLC FBO, Dan Heichelbech IRA 50% and IRA Innovations LLC FBO Les Lazarus IRA 50% by Quitclaim Deed from Mike Maitland dated March 10, 2014 recorded March 14, 2014 in Instrument No. 20140314-0021600 in the Register's Office for Davidson County.

This property is to be held in the 114 Timber 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: 114 North Timber Drive, Nashville, Tennessee 37214.

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 06-10-2023

Read and Approved:

Dan Heichelbech

Les Lazarus