QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 371049 DEEDQC
03/11/2020 11:00:37 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200311-0027331

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

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SUBSCRIBED AND SWORN TO 2019.

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MY COMMISSION EXPIRES:

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
_____, Affiant
Subscribed and sworn before me this the
11 Day of March, 2020.
AHayes, Deputy Register

THIS INSTRUMENT WAS PREPARED BY (and return to):

Rudy & Partners PLLC
2012 21st Ave S., Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Joseph and Kelli Mutter	**NEW OWNER**	
(NAME)	(NAME)	
2951 McGavock Pike		**073 11 0 112.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ONE DOLLAR, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, IRA Innovations, LLC, FBO Joseph Mutter IRA ("Grantor") has bargained and sold, and by these presents does transfer and convey unto Joseph Mutter and wife, Kelli Mutter ("Grantees") thier successors and assigns, that certain tract or parcel of land in [COUNTY] COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 611 on the Plan of Sunset View, Section 8, as of record in Book 3842, Page 28, Register's Office for Davidson County, Tennessee.

Said Lot No. 611 fronts 315.0 feet on the easterly side of Cabin Hill Road and runs back 344.7 feet on the northerly side line and 188.2 feet on the southerly side line to a line in the rear, measuring 304.2 feet thereon.

Being the same property conveyed to IRA Innovations, LLC, FBO Joseph Mutter IRA by Warranty Deed from Edwin L. Bryan, Trustee, Bryan Family Revocable Living Trust Agreement, of record at Instrument No. 20151223-0129236, Register's Office Davidson County, Tennessee.

This instrument was prepared with information supplied by the parties. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this instrument.

This is improved property known as: 2256 Cabin Hill Road, Nashville, TN 37214

Witness my hand this the 10th day of March, 2020.

Grantor:
IRA Innovations, LLC, FBO Joseph Mutter IRA

By: William Gulas
Its: Authorized Signatory

STATE OF Alabama)
COUNTY OF Shelby)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William Gulas, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he is the Authorized Signatory of IRA Innovations, LLC, a limited liability company, the Maker hereunder, that he is authorized by said maker to execute the within instrument on its behalf, and who acknowledged that he executed the within instrument on behalf of the maker, for the purposes therein contained.

Witness my hand and official seal this the 10 day of March, 2020.

Notary Public
My Commission Expires: July 7, 2020

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