Karen Johnson Davidson County
Batch# 376327 DEEDQC
03/24/2020 08:17:50 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200324-0031681

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:
Pursuit Retirement Properties, LLC 5166 Colleton Way Brentwood, TN 37027	New Owner

TAX MAP - PARCEL NUMBERS: 70 7G 002

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 James Matthew Hayes IRA,** has this day bargained and sold, and by these presents does hereby quitclaim and convey unto **Pursuit Retirement Properties, LLC Alice Series, a Tennessee limited liability company,** its 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:

Being UNIT B of the Homes at 1008 Alice Street, Horizontal Property Regime with Private Elements, established pursuant to the provisions of the Tennessee "Horizontal Property Act: as set out in Section 66-27-101 et seq. Of the Tennessee Code Annotated and is subject to the provisions and requirement thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Declaration of Covenants, Conditions and Restrictions for The Homes at 1008 Alice Street, a Horizontal Property Regime and By Laws appended thereto; establishing a Horizontal Property Regime of The Homes at 1008 Alice Street, of record in Instrument 20170517-0048946, said Register's Office.

Being the same property conveyed to IRA Innovations LLC FBO James Matthew Hayes IRA by Warranty Deed from Crown Industries, LLC, a Tennessee limited liability company dated November 7, 2018, recorded November 8, 2018, in Instrument No. 20181108-0110707 in the Register's Office for Davidson County.

This property is to be held in the Alice Series, a separate series of Pursuit Retirement Properties, LLC (a Tennessee Series LLC). Pursuant to the Tennessee 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: 1008 B Alice Street, Nashville, TN 37218

WITNESS MY HAND on this the 28 day of February, 2020.

IRA Innovations, LLC fbo James Matthew Hayes 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 James Matthew Hayes 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 18 day of ~~February~~ March, 2020.

My commission expires: July 7, 2022

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

_____
Notary Public (Seal)

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 20 day of ~~February~~ March, 2020.

_____
Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, this the 20 day of ~~February~~ March, 2020.

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:

_____
James Matthew Hayes