THIS INSTRUMENT IS BEING PREPARED FROM INFORMATION FURNISHED BY THE PARTIES AND THE CURRENT DEED OF RECORD AT TIME OF PREPARATION. NO TITLE SEARCH WAS PERFORMED, AND PREPARER MAKES NO WARRANTIES AS TO STATUS OF TITLE AT TIME OF PREPARATION.

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel
IRA Innovations, LLC f/b/o Sean Lewis IRA	Same as Owner	052 05 0 150.00
202 Long Valley Road		
Brentwood, TN 37027		

THIS INSTRUMENT PREPARED BY:

CURTIS M. LINCOLN
Attorney at Law
103 Bluegrass Commons Blvd.
Hendersonville, TN 37075
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Karen Johnson Davidson County
Batch# 734000 DEEDQC
10/12/2021 10:15:37 AM 2 pgs
Fees: $13.00 Taxes: $2.96
20211012-0136803

STATE OF _TENNESSEE_

COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $800.00.

Curtis M Lincoln
Affiant

SUBSCRIBED and sworn to before me on this the 7th day of October, 2021.

M. V. Brooks-Palmer
NOTARY PUBLIC

M V BROOKS-PALMER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission expires: 03/25/2025

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, I, **BRENDA WOODARD CARR, married,** hereby convey to **IRA INNOVATIONS, LLC f/b/o SEAN LEWIS IRA,** all my interest in and to the following land, to wit:

LAND in Davidson County, TN, being Lot No. 43 of Block "K" on the Revised Plan of Part of Block "K" of Power & Roth's Subdivision of Madison Park, of record in Book 974, Page 38, Register's Office for said County. Said Lot No. 43 fronts 50 feet

on the Northerly side of Harvard Avenue and extends back between parallel lines 100 feet to a dead line.

BEING the same property conveyed to BRENDA WOODARD CARR by Deed dated May 5, 2009, and executed by ELOISE S. WOODARD, Trustee and ELOISE S. WOODARD, individually and recorded in Book 20090507-0042221, Register's Office for Davidson County, TN.

This is unimproved property known as ___ Harvard Avenue, Madison, TN 37115.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS, my hand, this 7th day of October, 2021.

Brenda Woodard Carr

BRENDA WOODARD CARR

STATE OF TENNESSEE

COUNTY OF _SUMNER__

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, Brenda Woodard Carr, the bargainor, with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, TN, this the 7th day of October, 2021.

M. D. Brooks-Palmer

NOTARY PUBLIC

My Commission Expires: 03/25/2025

M. BROOKS-PALMER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY