Karen Johnson Davidson County
Batch# 760042 DEEDQC
11/23/2021 12:28:17 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20211123-0155487

Prepared by:
Cain & Associates, PLLC
206 Gothic Court, Ste 300
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Nanette Hoover
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this 18th day of November 2021.

Notary Public
My commission expires: 9/25/2024

Address of New Owner:	Send Tax Bills to:	Tax Information
AmeriCare Properties, LLC 2553 Jordan Ridge Drive Nashville, TN 37218	New Owner	050-07-0-002.00

QUITCLAIM DEED

For and in consideration of the sum of one dollar & no/100 ($1.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **IRA Innovations, LLC FBO Account #2201079**, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby convey, remise, release, and forever quitclaim unto **AmeriCare Properties, LLC, a Tennessee limited liability company,** hereinafter referred to as Grantee(s), the Grantees' heirs, successors, and/or assigns, the Grantor's entire right, title, and interest in and to the real property described as follows:

Land in Davidson County, Tennessee, being Lot No. 100, Section Four, on the Plan of Village by the Creek, of record in Plat Book 6250, page 89, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to AmeriCare Properties, LLC, a Tennessee limited liability company, and IRA Innovations, LLC FBO Account #2201079 by Warranty Deed from E. J. Hyde, an unmarried man, dated June 8, 2021 of record as Instrument No. 20210610-0078380, Register's Office for Davidson County, Tennessee.

This property is improved property known as **3705 and 3707 Village Trail, Nashville, TN 37207.**

This instrument and the interest released and quitclaimed are subject to limitations, restrictions and encumbrances as may affect the premises. **The information above was provided by the parties and no title search was done to determine its accuracy.**

[THE REMAINDER OF THIS PAGE WAS LEFT BLANK INTENTIONALLY.]

WITNESS my hand this the 2 day of Nov. 2021.

IRA Innovations, LLC FBO Account #2201079

By: Elisha Holcombe
Its: Authorized Representative

STATE OF ALABAMA
COUNTY OF SHELBY

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Elisha Holcombe, Authorized Representative for IRA Innovations, LLC FBO Account #2201079,** the within named bargainor, **an Alabama limited liability company**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company as such Authorized Representative.

Witness my hand and official seal at Birmingham Alabama, this the 2 day of Nov., 2021.

Notary Public

My Commission expires: 8/13/2025

MEAGAN GAZETTE GLASS NOTARY PUBLIC ALABAMA STATE AT LARGE