Karen Johnson Davidson County
Batch# 842225 DEEDQC
04/19/2022 02:53:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220419-0045177

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Road, Suite 203
Franklin, TN 37069
File No.: QTN-5892-2022

QUITCLAIM DEED

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 08-27-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Katherine Warren
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 day of April, 2022.

Jennifer L Pennell
NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Limestone Title & Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, TN 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
IRA Innovations, LLC FBO Max Khazanov, Roth IRA PO Box 158706 Nashville, TN 37215	Same as Address of New Owner	092-06-0-559.00

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged; the undersigned, **E3 Construction Services, LLC, a Tennessee limited liability company** , hereinafter called the Grantor, has quitclaimed and sold and by these presents do hereby quitclaim all my right, title and interest unto **IRA Innovations, LLC F/B/O Max Khazanov Roth IRA, a Tennessee Roth IRA,** hereinafter called the Grantees, their heirs, successors and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 27, as shown on the map entitled J.W. Turner Subdivision of Lot 21, Boyd McNairy, of record in Plat Book 57, page 129, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to E3 Construction Services, LLC, a Tennessee limited liability company by Warranty deed from Metropolitan Development and Housing Agency, a Tennessee nonprofit corporatioin, dated March 30, 2017 and filed for record on March 31, 2017, appearing of record in Instrument No. 20170331-0031551, Register's Office for Davidson County, Tennessee.
>
> This is property is known and designated as 730 27th Avenue North, Nashville, Tennessee 37208.

WITNESS MY HAND, this 1 day of April, 2022.

Grantor:

E3 Construction Services, LLC

BY: _____
John Eldridge, Authorized Agent

STATE OF TENNESSEE
COUNTY OF Williamson

On this the 1 day of April, 2022, before me, appeared John Eldridge, personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is an authorized agent of E3 Construction Services, LLC, a Tennessee limited liability company, and that said instrument was signed on behalf of said E3 Construction Services, LLC and said John Eldridge acknowledged said instrument to be the free act of deed of E3 Construction Services, LLC.

WITNESS my hand and seal, this the 1 day of April, 2022.

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 08-27-2022

_____
Notary Public

Jennifer L Pennell
Printed Notary Name

My commission expires: _____

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on April 1, 22 (date of document).

Jennifer L. Pennell

April 1, 2022
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 1 day of April, 2022.

Katherine Warren
Notary's Signature

My Commission Expires: 4-13-22

Notary's Seal

