QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 862765 DEEDQC
05/25/2022 03:09:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220525-0060909

STATE OF TENNESSEE }
COUNTY OF DAVIDSON}
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $1.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 16 DAY OF March 2022.

NOTARY PUBLIC

My Commission expires: 3/3/26

SHARON FERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

THIS INSTRUMENT PREPARED BY:

Bell Law, PLLC 112 30th Ave. N., Nashville, TN 37203
With information provided by the parties

NAME	ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL N
Lisa Carter Revocable Living Trust and IRA Innovations, LLC FBO Lisa Carter	SAME	069-11-0-025
305 Avery Court	305 Avery Ct	
Brentwood, Tennessee 37027	Brentwood TN 37027	

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

LISA CARTER, A 50% UNDIVIDED INTEREST

hereinafter referred to as Grantor, by these presents does hereby remise, release and QUITCLAIM unto

LISA CARTER REVOCABLE LIVING TRUST, DATED DECEMBER 9TH, 2021, A 50% UNDIVIDED INTEREST

hereinafter referred to as Grantee, all of her right, title and interest in and to a certain tract or parcel of land in **Davidson County**, Tennessee, described as follows, to wit:

See Attached Exhibit "A"

This is improved property, known as: **1713 Windover Drive, Nashville, Tennessee 37218**
(House Number) (Street) (City) (State) (Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 16TH day of March, 2022.

Lisa Carter

INDIVIDUAL ACKNOWLEDGEMENTS:

STATE OF TN }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Lisa Carter, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 10th day of March 2022.

My Commission expires: 3/3/26

Sharon Fernandez
Notary Public

SHARON FERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

EXHIBIT A

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 11 ON THE PLAN OF GARDNER'S GOLD COAST SUBDIVISION, OF RECORD IN PLAT BOOK 2133, PAGE 79, AMENDED IN BOOK 3428, PAGE 377, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO LISA CARTER, A 50% UNDIVIDED INTEREST, AND IRA INNOVATIONS LLC, A TENNESSEE LIMITED LIABILITY COMPANY, FBO LISA CARTER IRA, A 50% UNDIVIDED INTEREST, BY WARRANTY DEED FROM CHERYL L. VOWELS, MARRIED, RECORDED ON APRIL 12, 2021, OF RECORD IN INSTRUMENT NO. 20210412-0048092, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

THIS IS PROPERTY ALSO KNOWN AS 1713 WINDOVER DR., NASHVILLE, TN 37218..

Tennessee Certification of Electronic Document

I, John A Bell Jr, 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 3/16/22 (date of document).

Affiant Signature

5/13/22
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 13th day of May, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

SHARON FERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026