Karen Johnson Davidson County
Batch# 885451 DEEDQC
07/07/2022 12:37:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220707-0078509

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, which this transfer is $0

Affiant

Subscribed and sworn to before me, this 6 **day of** July **2022.**

Notary Public
My commission expires: 6-17-2024

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Stephon Fleming 2553 Jordan Ridge Dr Nashville, TN 37218	Same	150-10-0-165.00

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, **MKK Family LLC, a Tennessee limited liability company, and IRA Innovations, LLC FBO Account #2203089, an Alabama limited liability company**, hereinafter referred to as Grantor(s), has bargained and sold, and do hereby convey, remise, release, and forever quitclaim unto **Stephon Fleming and Kelli Fleming, husband and wife,** hereinafter called the Grantee, Grantee(s), their heirs and assigns, the entire right, title, and interest in and to the real property described as follows:

Land in Davidson County, Tennessee, being Lot No. 8, Lake Town Park, Section 1, as shown on plat of record in Plat Book 6250, page 818, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Bradley J. Duke and Donna J. Duke, husband and wife, by Warranty Deed from Joseph David Jones and wife, Becky Lynn Jones, dated September 30, 2004 of record as Instrument No. 20041001-0118543, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Stephon Fleming and Kelli Fleming, husband and wife, and MKK Family LLC, a Tennessee limited liability company, and IRA Innovations, LLC FBO Account #2203089, an Alabama limited liability company, tenants in common with an undivided equal ownership by deed from Bradley J. Duke and Donna J. Duke, husband and wife of record in Instrument No. 20210701-0089184, Register's Office for Davidson Tennessee.

This property is improved property known as **3616 Lake Towne Drive, Antioch, TN 37013.**

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.**

WITNESS my hand this the 27th day of June, 2022.

MKK Family LLC
A Tennessee limited liability company

By: Trey Cain
Its: Authorized Representative

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 27th day of June, 2022, before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Trey Cain, Authorized Representative for MKK Family LLC,** the within named bargainor, **a Tennessee 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, at office, this June 27th, 2022.

Notary ~~Signature~~

My commission expires: 6-17-2024

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

IRA Innovations, LLC FBO Account #2203089

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 #2203089,** 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 Shelby, Alabama, this the 27 day of June 2022.

Notary Public

My Commission expires: 8/13/2025

MEAGAN SUZETTE GLASS
NOTARY PUBLIC
ALABAMA STATE AT LARGE
EXPIRES AUGUST 13, 2025