Karen Johnson Davidson County
Batch# 885451 DEEDQC
07/07/2022 12:37:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220707-0078510

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $0

Affiant

BRIAN HURST STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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

Notary Public
My commission expires: 6-17-2024

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Stephon Fleming 2553 Jordan Ridge Dr Nashville, TN 37218	Same	150-11-0-094.00

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), 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. 237 on the Plan of Towne Village of the Country, Section III, as of record in Book 5200, pages 268 and 269, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.
>
> Being the same property conveyed to Stephon Fleming and Kelli Fleming, husband and wife, and IRA Innovations, LLC FBO Account #2201079 by Warranty Deed from Monica Pruitt dated June 15, 2021 of record as Instrument No. 20210617-0081849, Register's Office for Davidson County, Tennessee.

This property is improved property known as **3004 Towne Valley Rd, 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.**

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

WITNESS my hand this the 27 day of June 2022.

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 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