2103901 RE1514 10T

Karen Johnson Davidson County
Batch# 907948 DEEDQC
08/25/2022 09:40:26 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220825-0095904

PREPARED BY AND RETURN TO:
M. Todd Jackson
Jackson & Associates PC
3326 Aspen Grove Drive, Ste. 400
Franklin, TN 37067
Ph. (615) 771-5143 Fax (615) 771-5895

ADDRESS OF NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
IRA Innovations, LLC FBO John J. Maxwell IRA P.O. Box 360750 Birmingham, AL 35236	Eagle Holdings, LLC P.O. Box 120835 Nashville, TN 37212
TAX MAP - PARCEL NUMBERS: 081 12 0 301.00	

Quitclaim Deed

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, **IRAR Trust Co. FBO John J. Maxwell, 3601605,** does hereby quitclaim and convey unto **IRA Innovations, LLC FBO John J. Maxwell IRA, as to an undivided 80% interest,** its successors and assigns, all right, title and interest in and to the following described tract of land located in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot(s) 243, as shown on the map entitled the Plan of McGavock, Westmore, and Others' First Addition to Nashville, called the Town of McGavock, of record in Book 21, page 23, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Said Lot No. 243 fronts 50 feet on the easterly side of 10th Avenue North, formerly Polk Street, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to IRAR Trust Co. FBO John J. Maxwell 3601605 as to an undivided 80% Interest and IRA Innovations, LLC FBO Ryan Maxwell SEP IRA, as to an undivided 20% interest, by Warranty Deed from Betty D. Sims, Frank Reedus, III, Anthony Frank Sims, Ronald Martin, Angela Sims, Angel M. Sims Wright, Candy Reedus, Carmen Moore-Minor, Princess Reedus, Duanna Moore Cato, Ronterese Wiseman, Jermaine Wiseman, Monique Sanders, and Ronnetta Gause, dated May 18, 2022, recorded May 27, 2022, of record in Instrument No. 20220527-0062094, Register's Office for Davidson County, Tennessee.

This property known as improved property located at: 1514 10th Avenue North Nashville, TN 37208

WITNESS MY HAND on this the 17 day of ~~July~~ August, 2022.

IRAR Trust CO. FBO John J. Maxwell IRA 3601605

By: Elisha Holcomb

Name: Elisha Holcomb

Title: Authorized Representative

STATE OF Alabama COUNTY OF Shelby

PERSONALLY APPEARED BEFORE ME, _____ the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared Elisha Holcomb with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Authorized Representative of IRAR Trust Co. FBO John J. Maxwell IRA 3601605 the within bargaindr, an IRA custodian, and that he/she as such Elisha Holcomb executed the foregoing instrument for the purpose therein contained, by signing the name of the company by himself/herself as Authorized Representative

WITNESS MY HAND AND OFFICIAL SEAL, this the 17 day of ~~July~~ August, 2022.

My commission expires: 8/13/2025

Meagan Suzette Glass
Notary Public

(Seal)

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

STATE OF TENNESSEE COUNTY OF WILLIAMSON

I HEREBY SWEAR OR AFFIRM that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00.

WITNESS MY HAND AND OFFICIAL SEAL, this the 24 day of ~~July~~ August, 2022.

Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, this the 24 day of ~~July~~ August, 2022.

My commission expires:

Notary Public (Seal)

LATRISHA MILLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 2, 2024