Karen Johnson Davidson County
Batch# 933509 DEEDQC
10/25/2022 09:44:20 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20221025-0115545

This Instrument Was Prepared By:

Kevin D. Montgomery
Hardeman, Montgomery & Potter
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
IRA Innovations fbo Chris Marchetti 509 Clematis Dr. Nashville, TN 37205	Same	091-11-0-205.00

QUITCLAIM DEED TO RE-ESTABLISH LOT LINES

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **IRA Innovations, LLC fbo Chris Marchetti IRA**, does hereby quitclaim unto **IRA Innovations, LLC fbo Chris Marchetti, IRA**, its interest in the following described real property located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lots Nos. 1105 and 1107 of Block No. 156 in plan No. 1 West Nashville as of record in Book No. 57, pages 74 and 75 Register of Deeds for Davidson County, Tennessee. Said Lots, Nos. 1105 and 1107 front 25 feet each on the Northly side of Georgia Ave. and run back between parallel lines 150 feet to an alley, in the rear.

Being the same property conveyed to IRA Innovations, LLC fbo Chris Marchetti, IRA, from Vicki Smith McCullough, Executor of the Estate of Mary Ruth Smith by deed of record in Instrument No. 20220721-0083540, said Register's Office.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

This is improved property known as 5202 Georgia Ave, Nashville, Tennessee 37209.

THIS DEED IS EXECUTED FOR THE PURPOSE OF RE-ESTABLISHING THE ORIGINAL LOT LINES AND HAVING DISTINCT MAP AND PARCEL NUMBERS ASSIGNED TO LOT NOS. 1105 & 1107 of Block No. 156 in plan No. 1 West Nashville of record in Book 57, Pages 74 and 75, Register's Office of Davidson County, Tennessee.

WITNESS hands this 21 day of October, 2022.

IRA Innovations, LLC fbo Chris Marchetti IRA

BY: _____
Elisha Holcombe, Authorized Representative

STATE OF Alabama
COUNTY OF Shelby

Before me, the undersigned notary public, personally appeared **Elisha Holcombe**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the **Authorized Representative of IRA Innovations, LLC fbo Chris Marchetti IRA**, the within named bargainor, a company, and that she as such Authorized Representative, executed the foregoing instrument for the purpose therein contained by personally signing the name of the company as Authorized Representative.

Witness my hand and seal this 21 day of October, 2022.

_____
Notary Public

My Commission Expires: 8/13/2025

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is Zero Dollars ($0)

_____
Affiant

Subscribed and sworn to before me on this 24th day of October, 2022.

_____
Notary Public

My Commission Expires: 4/27/2025

JOSEPH WHITE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON