QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 946540 DEEDQC
12/01/2022 01:28:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20221201-0125913

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF December, 2022

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 6-13-2024

THIS INSTRUMENT WAS PREPARED BY (and return to):
Garside & Hunter, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Claude Earl Fox, III, and Steven E. Weldon	**Same**	
(NAME)	(NAME)	**114070A08600CO**
2334 Traemoor Village Place		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

IRA INNOVATIONS, LLC, AN ALABAMA LIMITED LIABILITY COMPANY, FBO CLAUDE EARL FOX ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

CLAUDE EARL FOX, III, AND STEVEN E. WELDON, A MARRIED COUPLE ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 86 ON THE PLAN OF TOWNHOMES OF TRAEMOOR VILLAGE, AS ESTABLISHED BY THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20070323-0035561; AMENDED AND RESTATED IN INSTRUMENT NO.20080318-0027145, AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN INSTRUMENT NO. 20080808-0081934, INSTRUMENT NO. 20210210-0018739, INSTRUMENT NO. 20210210-0018740, INSTRUMENT NO. 20210210-0018741, INSTRUMENT NO. 20210210-0018742 AND INSTRUMENT NO. 20210210-0018743, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO IRA INNOVATIONS, LLC, AN ALABAMA LIMITED LIABILITY COMPANY, FBO CLAUDE EARL FOX, BY WARRANTY DEED FROM LARRY CURTIS, SURVIVING TENANT BY THE ENTIRETY OF LINDA CURTIS, DECEASED, OF RECORD IN INSTRUMENT NUMBER 20211130-0158173, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **2334 Traemoor Village Place, Nashville, TN 37209**

Witness our hands this the 21 day of November, 2022.

IRA INNOVATIONS, LLC, FBO
CLAUDE EARL FOX, IRA

By: Elisha Holcombe
Its: Authorized Representative

STATE OF Alabama)
COUNTY OF Shelby)

On this the 21 day of Nov., 2022, before me personally appeared **Elisha Holcombe**, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be Authorized Representative of IRA Innovations, LLC, the within named bargainor, a limited liability company, and that she as such Authorized Representative, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of IRA Innovations, LLC, as Authorized Representative.

Witness my hand and official seal, this the 21st day of November 2022.

Notary Public
My Commission Expires: 8/13/2025

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

Certificate of Authenticity

I, Ryan Lux, 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 12/1/22.

Date

Affiant Signature

12/1/22

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1 day of December, 2022.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: _____
Date

Notary's Seal (if on paper)