QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 959637 DEEDQC
01/10/2023 01:48:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230110-0002151

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF December, 20 22

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-08-2024

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)
IRA Innovations, LLC, as custodian FBO Claude Earl Fox, IRA Account No. 1203445	**Same**	
(NAME)	(NAME)	**082-09-0J-002.00-CO**
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, FBO CLAUDE EARL FOX IRA ("GRANTOR")

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

IRA INNOVATIONS, LLC, AN ALABAMA LIMITED LIABILITY COMPANY, AS CUSTODIAN FBO CLAUDE EARL FOX, IRA ACCOUNT NO. 1203445 ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, ALL OF GRANTOR'S INTEREST IN 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. 4102 ON THE MASTER DEED ESTABLISHING THE MORGAN PARK PLACE CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME, CREATED UNDER TITLE 66, CHAPTER 27, SECTIONS 101-103, ET. SEQ. AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY A MASTER DEED OF RECORD AS INSTRUMENT NO. 20050831-0104621, AMENDED AS INSTRUMENT NO. 20051110-0136248 AS AMENDED IN INSTRUMENT NO. 20060516-0057286 AND AMENDED AS INSTRUMENT NO. 20061023-0131222, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH AN UNDIVIDED INTEREST PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID MASTER DEED. REFERENCE IS HEREBY MADE TO THE MAP OF THE NASHVILLE HORTICULTURAL SOCIETY PLAN OF RECORD IN PLAT BOOK 2, PAGE 30, CHANCERY COURT AT NASHVILLE, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO IRA INNOVATIONS, LLC, FBO CLAUDE EARL FOX IRA, BY WARRANTY DEED FROM SIBYL AYERS AND CHALEY AYERS FORMERLY KNOWN AS CHARLOTTE AYERS DONAHEY, BOTH UNMARRIED, OF RECORD IN INSTRUMENT NUMBER 20160329-0029607, 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: **1500 4th Avenue North #102, Nashville, TN 37208**

Witness our hands this the 28 day of December 2022

IRA INNOVATIONS, LLC, FBO
CLAUDE EARL FOX, IRA

By: Elisha Holcombe
Its: Authorized Representative

STATE OF Alabama)
COUNTY OF Shelby)

On this the 28 day of December 20__, 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, an Alabama 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 28 day of December 20__.

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 1/10/23.

Date

Affiant Signature

1/10/23

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10 day of January, 2023.

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)