Karen Johnson Davidson County
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Fees $12 00 Taxes $0 00
20230622-0047447

This Document Prepared
Lexi Gibbons
320 Franklin Street
Clarksville, TN 37040

New Owners: Raymond C. Ufford
Send Tax Bills to:
Legal Solutions, LLC
320 Franklin Street
Clarksville, TN 37040

PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY, THE ACCURACY OF THE INFORMATION RECEIVED OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED

QUITCLAIM DEED

This Quitclaim Deed is made on this 16th day of June, 2023, between the Grantor, **IRA Innovations, LLC as custodian FBO Raymond Ufford IRA**, an Alabama Limited Liability Company and the Grantee, **Raymond C. Ufford,** of Marshall County, Alabama.

For valuable consideration, the Grantor hereby quitclaims to Grantee all their interest in the following land:

Property Address:
1013 Monroe Street, Nashville, TN 37208

Map and Parcel Number(s): 081 160 19900

Legal Description:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 80, on the Plan of D. T. McGavock and Other's Addition to Nashville, of record in Plat Book 21, Page 23, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Solid Investments, LLC, a Tennessee Limited Liability Company from Aubrey Hiam, married by Warranty Deed dated March 25, 2011 of record in Instrument No. 20110325-0023208, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Capcon Group, LLC, a Tennessee Limited Liability Company from Solid Investments, LLC by Warranty Deed dated June 23rd, 2015 of record in Instrument No. 20150626-0061547, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to IRA Innovations, LLC, an Alabama Limited Liability Company from Capcon Group, LLC by Warranty deed dated September 13, 2016 of record in Instrument No. 20160914-0096879, Register Office for Davidson County, Tennessee.

Further being the property conveyed to IRA Innovations, LLC, as custodian FBO Raymond Ufford IRA an Alabama Limited Liability Company from IRA Innovations, LLC by

Quitclaim deed dated June 14, 2023 of record in Instrument No. 20230622-0047446, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 1013 Monroe Street, Nashville, TN 37208.

And now, **IRA Innovations, LLC as custodian FBO Raymond Ufford IRA** for the express purpose of carrying out the intent of this conveyance, as above set out, does hereby quitclaim to the Grantee all its interest in the land described above.

EXECUTED this day 16th of June, 2023.

Grantor Name: Mike Todd
President/CEO
IRA Innovations, LLC

Grantor Signature: Mike Todd

STATE OF Alabama)

COUNTY OF Shelby)

On this day, personally appeared before me, **MIKE TODD,** who acknowledged himself as **President/CEO** of **IRA Innovations, LLC as custodian FBO Raymond Ufford IRA,** to me known to be the person(s) described in and who executed the within instrument, and acknowledged that he signed the same as his voluntary act and deed, for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed on this 16 of June, 2023.

Notary's Public Signature: Megan Suzette Glass

My commission expires 8/13/2025

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

OATH of Consideration: I hereby swear and affirm that the actual consideration or the value of the property transferred, whichever is great is $ 10.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale:

Mike Todd
President/CEO
IRA Innovations, LLC

Affiant Signature: Mike Todd

STATE OF Alabama)

COUNTY OF Shelby)

SUBSCRIBED AND SWORN before me this the 16 day of June, 2023.

Notary's Public Signature: Megan Suzette Glass

My commission expires 8/13/2025

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