Karen Johnson Davidson County
Batch# 1022945 DEEDQC
07/05/2023 03:14:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230705-0051438

QUITCLAIM DEED

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM. EXPIRES MARCH 3, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7/5/2023

Notary Public

COMMISSION EXPIRES: 3/3/2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Foundation Title & Escrow Series, LLC, 933 E. Trinity Lane, Nashville, TN 37207

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NO(S).:
Michael Shane Holt	Michael Shane Holt	14810004700
(Name) 108 South 17th Street Nashville, TN 37206	108 South 17th Street Nashville, TN 37206	
(Address)		

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, Innovative Acquisitions LLC, a Tennessee Limited Liability Company , hereinafter referred to as Grantor(s), hereby quitclaim to Michael Shane Holt II, his/her/their heirs and assigns forever, all of his/her/their right, title and interest which said Grantor has in the following described real estate, situated in Davidson County, State of Tennessee, to wit

Land in Davidson County, Tennessee, being Lot No. 175 on the Plan of Locustwood, Section Five, as record in Book 2663, Page 43, Register's Office for said County.

Said Lot No. 175 fronts 83.95 feet on the Easterly said of Creekside Drive and extends back 217.5 feet on the Northerly line and 225.5 feet on the Southerly line, to a dead line, measuring 56.3 feet thereon.

Being the same property conveyed to Joseph L. Thain and wife, Mary J. Thain from Alvin E. Fussell and wife, Louise Fussell by Warranty Deed dated July 9, 1961 and recorded on February 16, 1961 in Book 3181, Page 631, Register's Office for Davidson County, Tennessee,

Further being the same property conveyed to Mary Cole Thain from Joseph L. Thain and wife, Martha Mae Thain by Quitclaim Deed dated November 19, 1975 and recorded on July 28, 1976 in Book 5051, Page 492, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Yvonne Westmoreland and husband, Charles Westmoreland from Mary Cole Thain by Quitclaim Deed dated September 8, 2006 and recorded on September 8, 2006 in Instrument No. 20060908-0111701, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Innovative Acquisitions LLC, a Tennessee Limited Liability Company from Charles Westmoreland and Yvonne Westmoreland, husband and wife by Warranty Deed dated April 11, 2022 and recorded on April 19, 2022 in Instrument No. 20220419-0044961, Register's Office for Davidson County, Tennessee.

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

IN WITNESS WHEREOF, the said Innovative Acquisitions LLC, a Tennessee Limited Liability Company has hereunto set his/her/their signature, on this, the 29th day of June, 2023.

Innovative Acquisitions LLC, a Tennessee Limited Liability Company

BY: Michael Shane Holt JJ

Michael Holt, Member

STATE OF Michigan

COUNTY OF Oakland

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael Holt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Member, and is authorized to execute the instrument on behalf of Innovative Acquisitions LLC, the within named bargainor, and that he/she as such Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by himself as Member.

Witness my hand and official seal, this the 29th day of June, 2023.

Kaylyn Mantay

Notary Public

My Commission Expires:

(SEAL)

KAYLYN MANTAY
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF OAKLAND
MY COMMISSION EXPIRES **OCTOBER 28, 2028**
ACTING IN THE COUNTY OF _____

Certificate of Authenticity

I, Tonya Loftin, 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 6/29/2023.

Date

Tonya Loftin
Affiant Signature

July 5, 2023
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 5th day of July, 20 23.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)