QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1037664 DEEDQC
08/14/2023 08:04:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230814-0062696

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 24TH DAY OF JULY, 2023.

Notary Public

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

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

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).:
Innovative Acquistions LLC	Innovative Acquistions LLC	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, **Michael Shane Holt II** hereinafter referred to as Grantor(s), hereby quitclaim to **Innovative Acquisitions LLC, a Tennessee Limited Liability Company** 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.

Further being the same property conveyed to Michael Shane Holt II from Innovation Acquisitions LLC, a Tennessee Limited Liability Company by Quitclaim Deed dated June 30, 2023 and recorded on July 5, 2023 in Instrument No. 2023075-0051438 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 Michael Shane Holt II has hereunto set his/her/their signature, on this, the 24th day of July, 2023.

Michael Shane Holt II

Michael Shane Holt II

STATE OF Texas

COUNTY OF Harris

Personally appeared before me, the undersigned, a Notary Public in and for said county and state. Michael Shane Holt II, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained

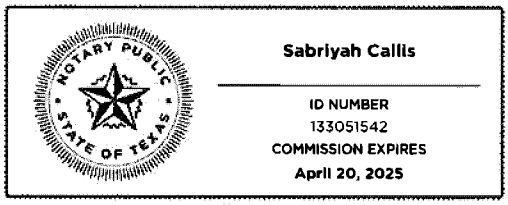
Witness my hand and official seal, this the 24th day of July, 2023.

Notary Public

My Commission Expires: 04/20/2025

(SEAL)

Notarized online using audio-video communication



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 7/24/2023.

Date

Tonya Loftin

Affiant Signature

August 11, 2023

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 11th day of August 2023.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 8-22-2026

My Commission Expires: _____

Date

Notary's Seal (if on paper)