Karen Johnson Davidson County
Batch # 1139108 DEEDQC
05/24/2024 09:42:57 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240524-0038746

File No.

QUITCLAIM DEED

RACHEL L. HARDAWAY STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ day of May, 2024.

Notary Public

MY COMMISSION EXPIRES: APR 22 2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Holt – Co-Owner
224 McGavock Pike
Nashville, Tennessee 37214
This instrument was prepared by information furnished by the parties herein.

No Warranty of Title either expressed or implied, see Deed Disclaimers

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dan Swagler and IRA Innovations LLC-Kimberley Sweeney IRA	Same as New Owner	Map - 095
(NAME) 224 McGavock Pike	(NAME)	Group – 04 0
(ADDRESS) Nashville, TN 37214	(ADDRESS)	Parcel – 035.00
(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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

IRA Innovations LLC FBO Jack Holt IRA, a 50% undivided interest,

HEREINAFTER CALLED THE GRANTOR, DOES HEREBY **QUITCLAIM** , AND BY THESE PRESENTS DO TRANSFER AND CONVEY ANY AND ALL INTEREST HELD, UNTO

Dan Swagler,

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in the Third Civil District of Davidson County, Tennessee, being Lot No. 228 on the plan of Merry Oaks Subdivision, of record in Book 1835, page 67, Register's Office for Davidson County, Tennessee.

Said Lot No. 228 fronts 132.4 feet along the westerly margin of McGavock Pike and runs back between lines measuring 247.2 feet on the southerly line and 234.3 feet of the northerly line to a line in the rear, measuring 70.9 feet thereon.

Being the same property conveyed to Dan Swagler a 40% undivided interest & IRA Innovations LLC FBO Jack Holt IRA, a 50% undivided interest & IRA Innovations LLC Kimberley Sweeny IRA, a 10% undivided interest, by Warranty Deed from Mattie P. Smith, a single woman, dated April 12, 2017 and filed of record April 17, 2017 in Instrument No. 20170417-0037030, Register's Office for Davidson County, Tennessee.

Pursuant to Tenn. Code Ann. S 66-24-121 (a), the legal description is the same as in the previous deed of record.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 224 McGavock Pike, Nashville, Tennessee 37214
(House Number) (Street (P.O. Address) (City or Town) (Postal Zip)

jsh

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hands this 13 day of May, 2024.

Elisha Holcombe

STATE OF Alabama

COUNTY OF Shelby

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Elisha Holcomb**, 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 **Authorized Member of IRA Innovations LLC, an Alabama limited liability company**, the within named bargainor of a limited liability company, and that he as such authorized officer, with the authority so to do, executed the within Quitclaim Deed for the purposes therein contained by signing the name of the name of the limited liability company as such authorized officer.

Witness my hand at office this 13 day of May, 2024.

Commission expires: 8/13/2025

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

Notary Public

Deed Disclaimers

Preparer of this instrument is NOT a Closing Agent under Section 6045 of the Internal Revenue Code, as Amended by the Tax Reform Act of 1986, or Otherwise Amended, in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Was Provided ALL Information by the First Party and/or prepared this Instrument based on the prior Deeds and Releases of record. Preparer has not performed a title search on the Real Property and makes NO Representations Concerning the Accuracy of Such Information in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Makes NO Warranties as to the Merchantability or Status of Title in Relation to the Real Property Conveyed Herein.

jsh