Karen Johnson Davidson County
Batch# 1182358 DEEDQC
09/17/2024 08:59:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240917-0071766

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: N/A

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00

Kirsten Virden
Affiant

Subscribed and sworn to before me, this the 17th day of September, 2024.

Notary Public
My Commission Expires: 5-9-2026

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Equity Trust Company Custodian FBO James G. Lam Traditional IRA 225 Burns Road Elyria, OH 44035	New Owner	136-15-85.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, we, **Equity Trust Company Custodian FBO James G. Lam Traditional IRA,** ("Grantor") do hereby quitclaim and convey unto, **Equity Trust Company Custodian FBO James G. Lam Roth IRA,** ("Grantee"), its successors and assigns, any and all of Grantor's interest in and to that certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land situated in Davidson County, TN;

Lot 61A, Zone Lot Division, Lots 60 thru 63, Chelsea of Priest Lake, Section One-B, as shown on Plan of record in Plat Book 6250, Page 364, amending Plat Book 6250, Page 8, in the Register's Office of Davidson County, TN, to which Plan reference is hereby made for a more particular description of said property.

Being the same property conveyed to Equity Trust Company Custodian FBO James G. Lam Traditional IRA by Warranty Deed from Jennifer M. McClendon, a single person, of record in Instrument No. 20110816-0062987, in the Register's Office for Davidson County, Tennessee, dated August 10, 2011 and recorded on August 16, 2011.

Being part of the same property conveyed to Jennifer M. McClendon by deed from Larry V. Welty, Jr. and wife, Amy Welty of record in Instrument Number 20011231-0144775, in the Register's Office for Davidson County, Tennessee, dated December 17, 2001.

This is **improved** property located at: **3541 Gondola Drive, Antioch, TN 37013.**

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

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15 day of Aug., 2024.

GRANTOR:
Equity Trust Company Custodian FBO James G. Lam Traditional IRA

By: Sarah Lee

Its: Sarah Lee Corporate Alt Signer

STATE OF Ohio
COUNTY OF Cuyahoga

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Sarah Lee, **Authorized Signor for Equity Trust Company Custodian FBO James G. Lam Traditional IRA,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15 day of Aug., 2024.

NOTARIAL SEAL STATE OF OHIO

Carlie M Ely
Notary Public, State of Ohio
My Commission Expires:
November 28, 2028

Carlie M Ely
Notary Public
My Commission expires:

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 08/15/2024 (date of document).

Kirsten Virden

Affiant Signature

Date: 08/15/2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15 day of August, 2024.

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

