Karen Johnson Davidson County
Batch # 1241795 DEEDQC
02/27/2025 10 14 29 AM 2 pgs
Fees $12 00 Taxes $0 00
20250227-0014550

This Instrument was Prepared by and Returnable to (After Recordation):
Ashworth & Rye, PLLC
Brian T Hurst, Attorney at Law
237 2nd Avenue South
Franklin, Tennessee 37064

QUITCLAIM DEED

Name & Address of New Owner:	Send Tax Bill(s) To:	Map & Parcel No.:
IRA Innovations, LLC, an Alabama limited liability company Custodian FBO Account #2201079 P.O. Box 360750 Birmingham, AL 35236	New Owner	075-07-0-270.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **STEPHON FLEMING AND KELLI FLEMING, HUSBAND AND WIFE**, hereinafter called **"GRANTOR,"** does hereby quitclaim and convey unto **IRA INNOVATIONS, LLC, AN ALABAMA LIMITED LIABILITY COMPANY CUSTODIAN FBO ACCOUNT #2201079**, hereinafter called **"GRANTEE,"** his heirs, successors, and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Dickson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Lot No. 46-B on the Plan of Rachel's Square, Section Two, (now Colony Downs) Zone Lot Division Lots 23, 27, 29, 30, 31, 32, 33, 34, 37, 38, 40, 41, 42, 43, 45, 46, and 48, as shown by plat of record in Book 6350, page 540, being part of the plat of record in Book 6205, pages 538 through 543 (inclusive), which amends Book 5200, pages 623 through 625 (inclusive), of record in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to STEPHON FLEMING AND KELLI FLEMING, HUSBAND AND WIFE, by Warranty Deed from ANNA R. SHANNON, AN UNMARRIED WOMAN, of record in Instrument No. 20220803-0088333, dated August 1, 2022, said Register's Office.

This is "Improved" property known as **308 Andrew Jackson Place, Hermitage, TN 37076**. The address is believed to be accurate, but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The legal description has been supplied by a third party and the Grantor and the attorney preparing this deed make no warranty or representation regarding the accuracy of the legal description. This deed was prepared based upon the request and instructions of the Grantor and no legal or tax advice was given by the preparer.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 21 day of February, 2025.

Grantor:

Stephon Fleming

Grantor:

Kelli Fleming

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **STEPHON FLEMING AND KELLI FLEMING**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21 day of February, 2025.

Notary Public

My Commission Expires:
May 20, 2028

My commission expires: _____

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $0.00.

AFFIANT

Sworn to and subscribed before me, this 21 day of February, 2025.

Notary Public

My Commission Expires:
May 20, 2028

My Commission Expires: _____

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY