Karen Johnson Davidson County
Batch # 1257878 DEEDQC
04/11/2025 10:37:53 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20250411-0027182

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Pamela Beck
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS ___ DAY OF March, 2025.

Notary Public

MY COMMISSION EXPIRES: 1/24/2028 (AFFIX SEAL)

SHERRY D. CATCHETT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES BY
J. Trent Lehman, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
IRA Innovations, LLC as Custodian for Benefit of Pamela Beck IRA	New Owner	050-02-0-068.00
(NAME) 750 Old Hickory Blvd., Bldg Two, Ste 150	(NAME) Same	
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

IRA INNOVATIONS LLC AS CUSTODIAN FBO CARSON BECK, IRA; FKA ENTRUST TENNESSEE FBO CARSON BECK, IRA

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

IRA INNOVATIONS, LLC AS CUSTODIAN FOR BENEFIT OF PAMELA BECK IRA

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

Land in Davidson County, Tennessee, being Lot No. 60, Willow Creek, Section 3, as of record in Book 5200, Page 631, Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Entrust Tennessee F/B/O Carson W. Beck SEP-IRA, by Deed dated June 4, 2010 from Aurora Loan Services, LLC recorded August 25, 2010 in Instrument Number 20100825-0067384, in the Official Records of Davidson County, Tennessee. The said Entrust Tennessee n/k/a IRA Innovations, LLC.

THIS CONVEYANCE IS SUBJECT TO: SUCH LIMITATIONS, RESTRICTIONS, AND ENCUMBRANCES AS MAY AFFECT THE PREMISES.

unimproved
This is improved x property, known as 3504 and 3507 Brookway Drive, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 this 11 day of March, 2025.

IRA Innovations ~~LLC~~ as Custodian FBO Carson Beck, IRA

Elisha Holcombe, Authorized Representative

STATE OF ALABAMA

COUNTY OF Shelby

Before me, the undersigned Notary Public, of the state and county mentioned, personally appeared Elisha Holcombe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Authorized Representative of IRA Innovations LLC as Custodian FBO Carson Beck, IRA the within named bargainor, a limited liability company, and that she as such Authorized Representative executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as such Officer..

Witness my hand and seal this 11 day of March, 2025.

My commission expires: 8/13/25

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

Notary