Karen Johnson Davidson County
Batch # 1257878 DEEDQC
04/11/2025 10:37:53 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250411-0027183

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 B. HATCHETT NOTARY PUBLIC STATE OF TENNESSEE 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	50-2-75.00
(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 67, Section III, Willow Creek, as shown on plat of record in Book 5200, Page631, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Entrust of TN F/B/O Carson W. Beck SEP, IRA, by Deed dated October 27, 2010 from John Kaul, unmarried recorded November 8, 2010 in Instrument Number 20101108-0089399, in the Official Records of Davidson County, Tennessee. The said Entrust of TN 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 3421 & 3423 Meadow Ct, 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

Notary

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