QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1281377 DEEDQC
06/04/2025 09:43:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250604-0043818

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF May, 2025.

Notary Public

MY COMMISSION EXPIRES: 01-24-2028
(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-24-2028

THIS INSTRUMENT WAS PREPARED BY (and return to):

Lux Law Group, PLLC
1201A 7th Avenue North
Nashville, TN 37208

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
IRA Innovations LLC as Custodian FBO Claude Earl Fox ROTH, IRA	**New Owner**	
(NAME)	(NAME)	**034010F05500CO**
PO Box 360750		
(ADDRESS)	(ADDRESS)	
Birmingham, AL 35236		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED,

IRA INNOVATIONS LLC FBO CLAUDE EARL FOX IRA ("GRANTOR")

BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO

IRA INNOVATIONS LLC AS CUSTODIAN FBO CLAUDE EARL FOX ROTH, IRA ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S RIGHT, TITLE AND INTEREST TO THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

A CERTAIN TOWNHOME LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 55 OF COBBLESTONE II TOWNHOMES ESTABLISHED PURSUANT TO THE PROVISIONS OF THE TENNESSEE HORIZONTAL PROPERTY ACT AS THE SAME IS SET OUT IN SECTION 66-27-101, ET SEQ. OF THE TENNESSEE CODE ANNOTATED UNDER THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR COBBLESTONE TI TOWNHOMES OF RECORD IN INSTRUMENT NO. 20160401-0031281, AS CORRECTED BY SCRIVENER'S AFFIDAVIT OF RECORD IN INSTRUMENT NO. 20170501-0042305, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, AND SUBJECT TO THE PROVISIONS AND REQUIREMENTS THEREOF, AND THE BY-LAWS FOR THE ADMINISTRATION THEREOF, AND ALL EASEMENTS, RIGHTS, AND INTERESTS IN FAVOR OF OTHER UNIT OWNERS, AND ALL SEWER, WATER, ELECTRICAL, TELEPHONE, AND OTHER UTILITY EASEMENTS NOW OR HEREAFTER ESTABLISHED OVER, THOUGH, OR UPON THE LAND EMBRACING THE REGIME AND THE BUILDINGS THEREOF, SAID UNIT BEING DEPICTED ON EXHIBIT B TO SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS; TOGETHER WITH A PERCENTAGE INTEREST IN THE COMMON ELEMENTS AND VOTING PERCENTAGE AS SET FORTH IN SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.

BEING THE SAME PROPERTY CONVEYED TO IRA INNOVATIONS LLC FBO CLAUDE EARL FOX IRA, BY WARRANTY DEED FROM MID-TN CAPITAL, LLC, OF RECORD IN INSTRUMENT NUMBER 20170719-0072557, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

This is **improved** property known as: **254 Cobblestone Place Drive, Goodlettsville, TN 37072**

Witness our hands this the 27 day of May, 2025.

IRA INNOVATIONS, LLC
FBO CLAUDE EARL FOX

By: Elisha Helvie
Its: Authorized Representative

STATE OF Alabama)
COUNTY OF Shelby)

On this the 27 day of May, 2025, before me personally appeared Elisha Helvie to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be Authorized Representative of IRA Innovations, LLC, the within named bargainor, a limited liability company, and that he/she as such Elisha Helvie being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of IRA Innovations, LLC, as Authorized Representative.

Witness my hand and official seal, this the 27 day of May, 2025.

Meagan Suzette Glass
Notary Public
My Commission Expires: 8/13/2025

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

Certificate of Authenticity

I, **Ryan Lux**, 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on **June 4, 2025**.

Date

Affiant Signature

6/4/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **4** day of **June**, 2025.

Notary's Signature

My Commission Expires: 4/26/25

Date

Notary's Seal (if on paper)

