This instrument was prepared by
DLO Title, LLC
101 SE Parkway Court, Suite 220
Franklin, TN 37064, from
information furnished by the parties.
The preparer makes no claims or
warranties as to the status of title.

Karen Johnson Davidson County
Batch # 1332303 DEEDQC
10/09/2025 11 40 55 AM 2 pgs
Fees $12 00 Taxes $0 00
20251009-0080771

No oath of value required pursuant to Tenn. Code Ann. §67-4-409(a)(1)(C)(v).

This Instrument was prepared by information provided by the parties with no title examination being made, and the parties hereto hold DLO Title, LLC, its members, employees, attorneys, and assigns harmless from any and all liability in connection herewith.

Address of New Owner:	Send Tax Bill to:	Map-Parcel:
Sheri Lynn Barfoot 227 Citadel Drive Mt. Juliet, TN 37122	SAME	034010F10500CO

QUITCLAIM DEED

For and in consideration of Ten Dollars ($10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Philip Dwayne Barfoot,** unmarried, hereby quitclaim unto **IRA Innovations LLC FBO Sheri Barfoot IRA #2410209 as to a 100% undivided Interest,** its successors and assigns, all my right, title and interest, if any, in and to the real property situated in **DAVIDSON** County, Tennessee, described as follows:

A certain townhome located In Davidon County, Tennessee, being Unit No. 105 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 II 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 an easements, rights, and Interests in favor of other unit owners, and au 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 Sheri Barfoot IRA #2410209 as to a 100% undivided Interest** by warranty deed from KVR Homes, LLC of record in Instrument No. 20180301-0019277 in the Register's Office for Davidson County, Tennessee.

Subject to such limitations, restrictions and encumbrances as may affect the premises.

This is improved property known as **193 Cobblestone Place Dr., Goodlettsville, TN 37072.**

This conveyance is made subject to that certain Divorce Decree entered in the matter of ***Barfoot v. Barfoot*** *in the Third Circuit Court of Davidson County, Tennessee at Nashville, No 25D517, and is made as a transfer of real estate pursuant to domestic settlement decrees and/or domestic decrees and/or deeds that are an adjustment of property rights between divorcing parties*

In witness ~~whereof,~~ I have hereunto set my hand this 2 day of October, 2025.

Philip Dwayne Barfoot

STATE OF TENNESSEE
COUNTY OF Williamson

On this 2 day of October, 2025, before me personally appeared **Philip Dwayne Barfoot**, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

Witness my hand, at office, this 2 day of October, 2025.

Notary Public
My Commission Expires: 3-20-28

KAYLA O. REDMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY